

Harrison Rose

Property Management

TO LET



Well presented, three bedroom family home in Woodston.

The Dell, Woodston, Peterborough, PE2 9QE.

- **THREE BEDROOMS**
- **KITCHEN/DINER**
- **ALLOCATED PARKING**
- **COMMUNAL PARKING**
- **AVAILABLE NOW**

£725 pcm



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Ref: L151

Harrison Rose Property Management is a trading name of Harrison Day Ltd
Registered in England and Wales company No. 10288086 VAT No. awaiting registration
Registered Office: 2 The Parade, Lawson Ave, Peterborough PE2 8PW



Available: Now
 Deposit: £825.00

Ground Floor

Hall

Entrance door, stairs to landing, doors to:

Kitchen/Diner

Re-fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated electric oven with four electric hob rings, extractor hood over, space for washing machine, fridge freezer and dishwasher, single radiator, uPVC double glazed window, sliding doors leading to rear.

Lounge

Single radiator, uPVC double glazed window to rear, patio doors leading to rear.

WC

Fitted with a two piece suite comprising a pedestal wash hand basin and low-level WC, tiled splashbacks.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom One

UPVC double glazed window, single radiator, double room.

Bedroom Two

UPVC double glazed window, single radiator, double room.

Bedroom Three

UPVC double glazed window, single radiator, double room.

Bathroom

Re-fitted with a three piece suite comprising a bath, low level WC and pedestal wash hand basin, tiled surround, frosted uPVC double glazed window.

Outside

The front of the property is mainly laid to paved with bushes and trees to the side. Enclosed rear garden, mainly laid to lawn with a patio area.

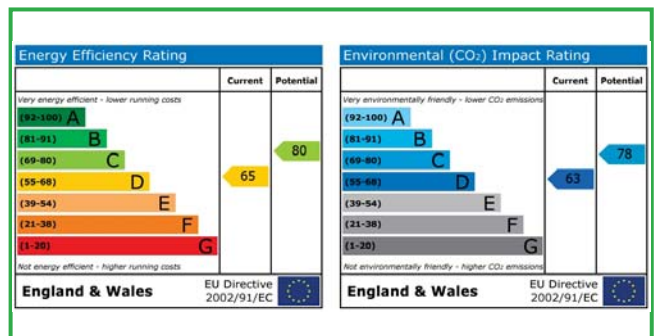
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fittings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.



Draft details only may be subject to amendment

None of the statements/measurements in these particulars should be relied on as representations of fact.

Any applications/services mentioned should not be taken as a guarantee that they are in working order.

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