

To Let

14/16 Vinco Terrace, Elton, Peterborough, PE8 6RT

Elton Estate is offering to let this attractive spacious 3 bedroomed mid-terrace cottage. In brief, the property provides the following accommodation:

Ground Floor

Kitchen/Breakfast Room

10' x 11' 6" (3.15m x 3.60m)
With fitted units, electric cooker, plumbing for washing machine, central heating radiator.
Window to front elevation.

Downstairs W.C.

3' x 6' (0.95m x 1.80m)
Low level W.C. and wash hand basin in white & central heating radiator.

Hall

Provides access to all ground floor rooms, under stairs cupboard (housing central heating boiler) & stairs to first floor. Central heating radiator.

Pantry

7' 3" x 4' (2.20m x 1.25m)
With fitted shelving.

Living/Dining Room

22' 3" x 11' 6" (6.80m x 3.60m)
With central heating radiators, feature fireplace & serving hatch through to kitchen. Windows to front elevation.

First Floor

Landing

Providing access from stairs to all first floor rooms and airing/cylinder cupboard, central heating radiator. Window to rear elevation.

Contact

Elton Estate Office
Elton Hall
Elton
Peterborough
PE8 6SH

Tel: 01832 280223
Fax: 01832 280584

email: office@eltonhall.com

**VIEWING STRICTLY BY
APPOINTMENT ONLY**



Bathroom

9' x 6' (2.80m x 1.80m)

With white suite comprising bath, wash hand basin and low level W.C. Electric shower over bath with glass shower screen. Central heating radiator. Window to rear elevation.

Bedroom 1

14' 3" x 11' 6" (4.35m x 3.60m)

With central heating radiator and window to front elevation.

Bedroom 2

10' x 11' 6" (3.10m x 3.60m)

With central heating radiator and window to front elevation.

Bedroom 3

13' 3" x 11' 6" (4.00m x 3.60m)

With central heating radiator and window to front elevation.

Outside

Rear enclosed courtyard with brick outbuilding comprising single garage and store.

General Information

Viewing

All appointments should be made through the Elton Estate Office 01832 280 223. To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

Tenure

The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of one year.



Rental on application via The Estate Office.

Services

Mains electricity, water and drainage.
Oil fired central heating

Local Authority

Huntingdonshire District Council Tel: 01480
388388

Assessments

Council Tax Band: C

Important Notice

1. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

