

TO LET



14/16 VINCO TERRACE

Elton, Peterborough, PE8 6RT



Rent: £850 PCM

Available January 2018

Elton Estate is offering to let this attractive spacious 3 bedroomed mid-terrace cottage.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. Peterborough train station has regular direct trains to London Kings Cross. There is also a regular bus service through the village to both of these locations.

The village benefits from a primary school, post office and shop, village hall, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.

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The property contains many original features and will be let unfurnished. 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 1.8m)

Low level W.C. and wash hand basin in white & central heating radiator.



Pantry

7' 3" x 4' (2.20m x 1.25m)

With fitted shelving

Hall

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



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.

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First Floor



Landing

Providing access from stairs to all first floor rooms and airing/cylinder cupboard, 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.

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.



Outside

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



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General Information

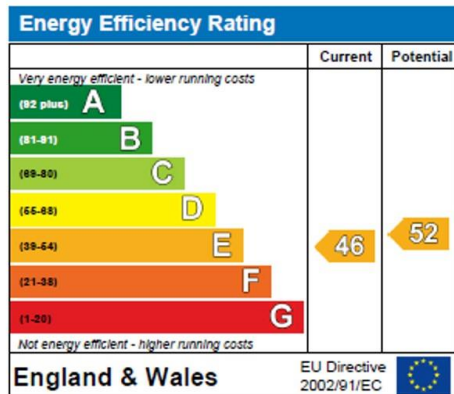
Viewing: All appointments should be made through the Elton Estate Office 01832 280 223.

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.

Assessments: Council Tax Band: C

Local Authority: Huntingdonshire District Council Tel: 01480 388388

EPC



Please note. The EPC is currently being reviewed to increase the rating to an D.

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

A £200 (inc VAT) administration fee is chargeable on application.

Rental on application via The Estate Office.

Deposit: A deposit of the equivalent of 2 months rent will be required. This will be held with the TDS.

Pets: May be accepted, subject to the Landlords consent and pet clause.

Services: Mains electricity, water and drainage. Oil fired central heating

Important Notice

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.

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