

## To Let

9 Middle Street, Elton, Peterborough, PE8 6RA



**Available September 2017**

**£1,040 PCM**

Elton Estate is offering to let this 3 bed modern style detached house located in the heart of Elton Village. 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, a primary school, post office with village store, village hall and four restaurants.

In brief, the property provides the following accommodation:

### **Ground Floor**

#### **Hall**

12' 2" x 6' 4" max (3.70m x 1.93m)

Provides access to Sitting Room, Dining Room, & stairs to 1st Floor. Under-stairs storage cupboard. Window to front. CH radiator. Carpet to floor.

#### **Sitting Room**

13' 9" x 12' 2" (4.19m x 3.70m)

Open fireplace with pine mantel and black granite hearth. CH radiator, window to side overlooking gardens. TV point. Carpet to floor.

#### **Dining Room**

11' 6" x 9' 11" (3.50m x 3.02m)

CH radiator. Windows to front and side. Carpet to floor.

#### **Kitchen**

10' x 11' 8" max (3.05m x 3.55m)

Fully fitted kitchen comprising beech effect work surface with cream units. Stainless steel sink and drainer. Plumbing for dishwasher (dishwasher on photograph not

included). CH radiator. Vinyl to floor. Window overlooking side garden. Access to Pantry, Utility Room, Rear Lobby, and W.C.



### **Pantry adjoining Kitchen**

5' 2" x 2' 4" (1.58m x 0.7m)

With fitted shelving and vinyl flooring.

### **Lobby**

5' 6" x 3' 6" (1.67m x 1.07m)

Back door access to side/rear garden. Also provides access to Utility Room and Cloakroom. Laminate flooring. CH radiator.

### **Utility Room**

5' 10" x 5' 10" max (1.78m x 1.78m)

Plumbing for washing machine and space for tumble dryer. Vinyl to floor. Window to side.

### **Cloakroom**

White L.F. W.C. Window to side. Laminate flooring.

## **First Floor**

### **Landing**

Providing access to all first floor rooms. Window to front and loft access. Carpet to stairs/landing.

### **Bathroom**

7' 4" x 5' 7" (2.23m x 1.70m)

White suite comprising bath, wash hand basin, and L.F.W.C. Electric shower over bath with glass shower screen. Tiled splash back to bath and basin. CH radiator. Window to side. Vinyl to floor.

### **Bedroom 1**

13' 10" x 10' 2" max. (4.22m x 3.10m)

CH radiator, window to side overlooking gardens. Carpet to floor.

Built in airing cupboard housing hot water tank, central heating controls, slatted pine shelving.

Double built in wardrobe with hanging rail and storage shelves.

### **Bedroom 2**

10' 3" x 9' 10" max (3.13m x 3m)

CH radiator, window to front. Carpet to floor.

Built in double wardrobe with hanging rail and storage shelf.

### **Bedroom 3**

12' 10" x 10' (3.92m x 3.05m)

CH radiator, window to side. Carpet to floor.

## **Outside**

### **Garage**

16' 1" x 9' 1" (4.90m x 2.76m)

Access via single rear door from gardens and up/over garage door at opposite side of property. Window to side. Oil fired central heating boiler, electricity meter/fuse box, lighting and power sockets.

### **Side/Rear Garden**

Gardens to sides and rear of property of good size mainly to lawn and flower beds.

Green plastic central heating oil tank. Large patio area. Wooden boundary fencing to side and rear of garden, also stone walling to rear and brick wall to front. Side access gate to front of property. Outside lighting and water tap. Off road tarmac parking area to front of property.



## **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.

Deposit (2 months equivalent rent) of £2,080 to be held with TDS.

Rental on application via The Estate Office. Non-refundable reference/administration fee- £200.00 (Inc VAT) to be paid on application.

### Services

Mains electricity, water and drainage.  
Oil fired central heating

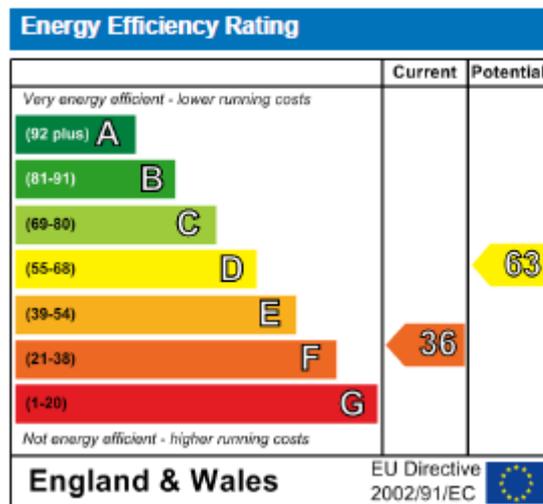
### Local Authority

Huntingdonshire District Council Tel: 01480 388388

### Assessments

Council Tax Band: C  
2016/2017 Rating: £1,395.23

### EPC



### 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.
2. 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.