



**Disclaimer**

**Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County.

**Charlotte Way, Peterborough, PE3 9ER**  
**£1,650 Per Calendar Month**

## Charlotte Way, Peterborough, PE3 9ER

This BEAUTIFULLY PRESENTED and SPACIOUS four bedroom DETACHED HOUSE situated within close proximity to the city centre and RAIL LINK comprises entrance hallway with DOWNSTAIRS W.C, good size lounge with box bay frontage, a spacious and open plan fully fitted kit/diner with integrated appliances to include gas hob and electric oven, f/freezer, d/washer and microwave, utility cupboard with plumbing for w/mach and there are patio doors to the enclosed rear garden. The 1st floor accommodation comprises four double bedrooms with built in wardrobes to bedrooms 1 to 3, a good size EN-SUITE SHOWER ROOM with DOUBLE WIDTH shower cubicle and the family bathroom has bath with a SEPARATE SHOWER CUBICLE. From the front of the property there is private off road parking as well as a CARPORT leading to a SINGLE GARAGE. G/C/H and UPVC d/g throughout. Council Tax Band E. EPC C rating. No pets or smokers. Security deposit of £1903. A non-refundable holding deposit of £380.00 is payable upon application and deducted from the 1st months rent.

