



#### 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.

**Elm Close, Crowland, Peterborough, PE6 0FJ**  
**£1,250 Per Calendar Month**



Elm Close, Crowland, Peterborough, PE6 0FJ

This STUNNING three bedroom semi detached house really does need TO BE VIEWED TO BE FULLY APPRECIATED!! Decorated and finished to a HIGH STANDARD THROUGHOUT, the property comprises entrance hallway, DOWNSTAIRS W.C, KIT/DINER with f/freezer, integrated oven and hob, washer dryer and dishwasher, lounge with patio doors to rear garden with patio, two double bedrooms with en suite to master and fitted wardrobes and a spacious single and bathroom with SHOWER OVER BATH. To the rear is an enclosed garden with patio and lawn area and garden shed. There is a drive with off road parking with space for at least two vehicles. Gas central heating and UPVC double glazing throughout. EPC B Rating. Council Tax band C. No pets or smokers. Deposit £1442.00 . Holding deposit £288.00 payable upon application (deducted from the first months rent).

