



Fincham Drive

Peterborough, PE6 0DN

A modern 3 Bed, 2 Bathroom semi-detached home with driveway parking, single garage and an enclosed rear garden, further enhanced by a separate detached garden room/home office, located on a popular residential development in Crowland. Completely redecorated and new flooring in several rooms. **VIEWING STRONGLY ADVISED.**

£1,195 PCM

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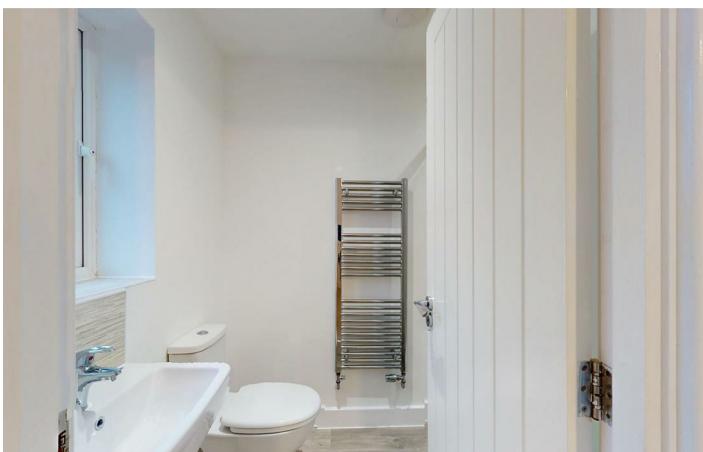
- 3 Bedrooms & 2 Bathrooms
- En-Suite to Principal Bedroom
- Detached Garden Room (Approx. 12'4" x 12'5")
- 17ft Living Room
- Family Bathroom and Ground Floor WC
- Driveway Parking and Single Garage
- Modern Kitchen / Diner with French Doors
- Enclosed Rear Garden and Patio
- Please refer to attached Key Facts for Tenants for Material Information disclosures

Entrance	Ensuite Shower Room	Off Street Parking
Living Room	Bedroom 2	Single Garage
14'11 x 17'6 (4.55m x 5.33m)	9'9 x 8'0 (2.97m x 2.44m)	
Kitchen/Dining Room	Bedroom 3	
14'11 x 10'5 (4.55m x 3.18m)	8'6 x 6'7 (2.59m x 2.01m)	
Cloakroom	Family Bathroom	
First Floor Landing	8'0 x 6'7 (2.44m x 2.01m)	
Bedroom 1	Garden Room/Home Office	
9'9 x 10'6 max (2.97m x 3.20m max)	10'5 x 10'5 (3.18m x 3.18m)	
	Enclosed Rear Garden	

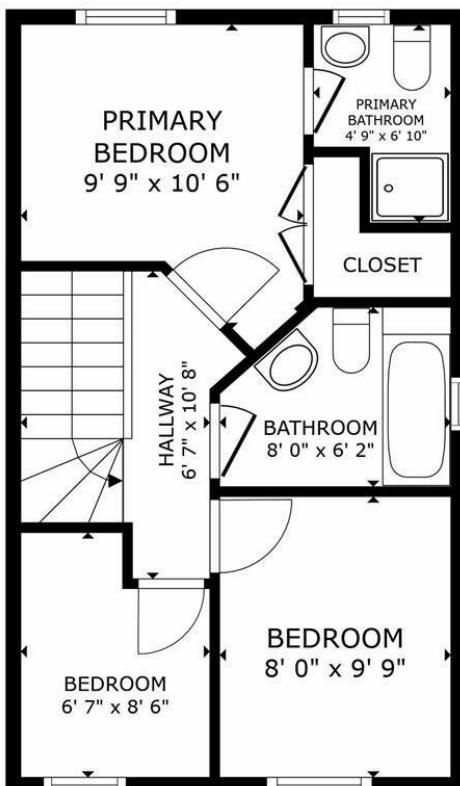


Directions

Please use postcode PE6 0DN for Sat Nav assistance.



Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 390 sq.ft. FLOOR 2 387 sq.ft.
 TOTAL : 777 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	