



TO LET – 12 Syers Lane, Whittlesey, Cambridgeshire, PE7 1AT

- Three Bedroom End Terrace House
- Off road parking for up to 3 cars
- Courtyard
- Rent £1,000 Per Calendar Month
- Deposit £1,150
- EPC Rating D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Photos taken January 2025.

Location

12 Syers Lane is situated in the vibrant market town of Whittlesey, six miles east of Peterborough, in the county of Cambridgeshire. Whittlesey boasts a number of primary schools and a secondary school.

The postcode for the property is PE7 1AT.

Description

Accommodation comprises:

On the Ground Floor:

Open plan lounge and dining room with stairs to the first floor.

Kitchen – Range of base and wall units. Space for washing machine, fridge and fitted cooker.

Bathroom – Bath with shower over, W.C, Wash hand basin and fitted cupboard beneath.

First Floor:

Bedroom 1 – Double bedroom.

Bedroom 2 – Double bedroom.

Bedroom 3 – Single bedroom.

Outside:

Off road parking for up to three cars and courtyard. One parking space is behind a secure gate.

Services

Mains water, electricity, gas and sewerage are connected to the property.

Tenure

The Agreement will be a 12 month Assured Shorthold Tenancy Agreement.

Rent

£1,000 per calendar month. Rent is to be paid monthly in advance.

Deposit

A deposit of £1,150 is payable.

Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will appoint an Arbitrator.

Viewing

Viewings will be permitted only by appointment with the Letting Agent, as detailed below.

Letting Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Tel: 01778 700194 Email: elizabeth@ealandagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		