



Rothbart Way, Hampton Hargate Peterborough

Price: Leasehold £140,000 offers in excess of

- Two Double Bedrooms
- Ground Floor
- Secure Gated Parking
- Well Presented
- En-Suite
- Popular Location

EPC Rating: C



ENTRANCE HALL

BEDROOM 1 10' 10" x 9' 9" (3.30m x 2.97m)

Window front, built in wardrobes, tv point, telephone point, radiator and door to -

EN-SUITE

Wash hand basin, w/c, shower cubicle, extractor fan, partially tiled, spotlights and radiator.

BEDROOM 2 10' 10" x 9' 4" (3.30m x 2.84m)

Window to front, built in wardrobes and radiator.

BATHROOM

Frosted window rear, wash hand basin, bath with mixer taps and shower over, extractor fan, partially tiled, spotlights and radiator.

KITCHEN 12' 11" x 6' 10" (3.94m x 2.08m)

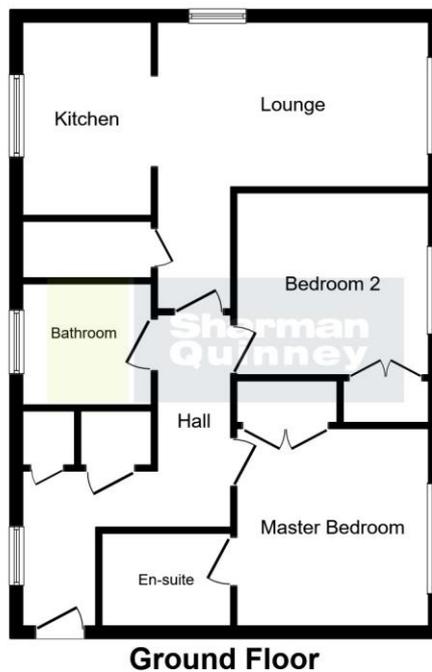
Window to rear, fully fitted kitchen with matching wall and base units, stainless steel sink drainer with mixer tap, partially tiled, electric oven with gas hob and extractor over, integrated dishwasher, washing machine and fridge/freezer, boiler and spotlights.

LOUNGE 14' 4" x 12' 11" (4.37m x 3.94m)

Window to front and side, tv point, telephone point and radiator.

OUTSIDE

There is secured allocating parking for one vehicle.



This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM201835 - 0005