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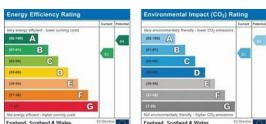
**Mid Water Crescent, Hampton Vale, Peterborough, PE7 8JT**  
**Price £240,000**  
**Freehold**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Lounge/Dining Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom. There is an enclosed good size rear garden and two parking spaces to the rear of the property.

Viewings Highly Recommended.

EPC Rating: B





#### **Entrance Hall**

Radiator, fitted carpet, storage cupboard, stairs, door to:

#### **Cloakroom**

Fitted with two piece suite comprising, corner pedestal wash hand basin and low-level WC, radiator, tiled flooring.

#### **Kitchen/Breakfast Room**

12'3" x 7'5" (3.73m x 2.26m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, radiator, tiled flooring.

#### **Lounge/Dining Room**

14'6" x 14'11" max (4.42m x 4.55m max)

Two uPVC double glazed windows to rear, two radiators, fitted carpet, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

#### **Landing**

Radiator, fitted carpet, over-stairs storage cupboard, door to:

#### **Bedroom 1**

13'9" x 8'5" max (4.19m x 2.57m max)

UPVC double glazed window to rear, radiator, fitted carpet, door to:

#### **En-suite**

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, tiled surround, shaver point, radiator, tiled flooring.

#### **Bedroom 2**

8'5" x 10'2" (2.57m x 3.10m )

UPVC double glazed window to front, radiator, fitted carpet.

#### **Bedroom 3**

8'10" x 6'2" (2.69m x 1.88m)

UPVC double glazed window to rear, radiator, fitted carpet.

#### **Bathroom**

Fitted with three piece suite comprising deep panelled bath with rain shower over, pedestal wash hand basin and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window to front, double radiator, tiled flooring.

#### **Outside**

The rear garden has a patio area, laid to lawn, decking area, gated rear access.

There are two allocated parking spaces to the rear of the property.

#### **Charges**

Please note charges apply of approx £220 per annum as confirmed by the vendors. Please ensure you confirm all correct charges with your solicitors before proceeding.

#### **Offer Procedure and Mortgage Assistance**

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.