

Peterborough  
 Telephone: 01733 560 650  
 Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Birchen Close, Hampton Hargate, Peterborough, PE7 8BY**  
**Guide price £300,000**  
**Freehold**

(GUIDE PRICE £300,000 - £315,000)

**\*CUL-DE-SAC\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*CLOSE TO HAMPTON HARGATE PRIMARY SCHOOL\* \*PLAYING FIELDS TO THE FRONT\* \*RE-FITTED KITCHEN\* \*CONSERVATORY\***

Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated in a cul-de-sac, close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Re-Fitted Kitchen/Dining Room, Conservatory. The first floor has the Master Bedroom with walk in wardrobe and En-Suite, 2 further Bedrooms and a Bathroom.

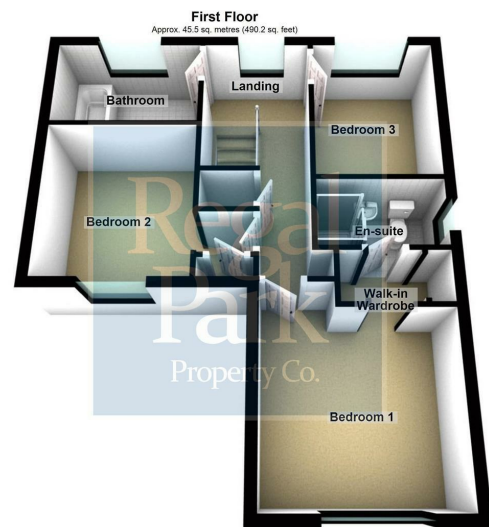
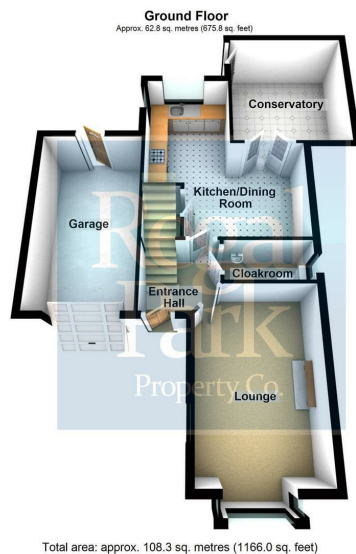
There is a Driveway providing off road parking with Integral Garage and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





#### Entrance Hall

Radiator, laminate flooring, stairs, door to:

#### Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin and WC, vinyl flooring, door to:

#### Lounge

14'9" x 9'9" max (4.50m x 2.97m max)

UPVC double glazed window to side, uPVC double glazed box window to front, coal effect electric fireplace with wooden surround, double radiator, laminate flooring, telephone point, TV point, coving to ceiling.

#### Kitchen/Dining Room

16'1" x 14'2" max (4.90m x 4.32m max)

Re-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, integrated fridge/freezer, slimline dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, laminate flooring, under-stairs storage cupboard, UPVC double glazed door to;

#### Conservatory

11'10" x 10'9" (3.61m x 3.28m)

Half brick and uPVC double glazed construction with uPVC double glazed windows and glass roof, laminate flooring, uPVC double glazed door to garden.

#### Landing

UPVC double glazed window to rear, radiator, fitted carpet, access to loft, storage cupboard with hot water cylinder, door to:

#### Bedroom 1

10'4" x 9'9" (3.15m x 2.97m)

UPVC double glazed window to front, radiator, fitted carpet, archway to walk in wardrobes and door to;

#### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

#### Bedroom 2

10'3" x 8'9" (3.12m x 2.67m)

UPVC double glazed window to front, double radiator, laminate flooring, archway to built-in wardrobe(s).

#### Bedroom 3

9'1" x 7'5" (2.78m x 2.26m)

UPVC double glazed window to rear, radiator, laminate flooring.

#### Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap and shower over, pedestal wash hand basin and WC, shaver point, uPVC obscure double glazed window to rear, radiator, laminate flooring.

#### Outside

There is a Driveway providing off road parking, leading to an Integral Garage (16'2" x 8'10"/4.93m x 2.69m) with rear personal door to garden, power and light connected.

The rear garden has a patio area, raised lawn area, outside tap, outside lighting, gated access to front.

#### 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.