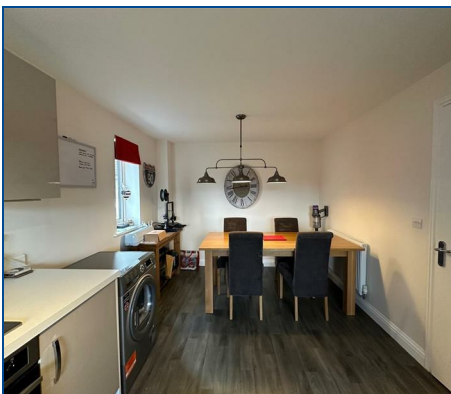


Peterborough  
 Telephone: 01733 560 650  
 Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**



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



**Torrison Drive, Hampton Centre, Peterborough, PE7 8PF**  
**Price £315,000**  
**Freehold**

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

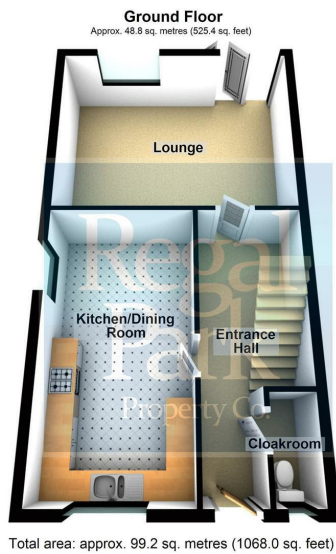
Regal Park are pleased to offer this well presented 4 Bedroom Detached House in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has the Master Bedroom with En-Suite, 3 further Bedrooms and a Bathroom. There is a Driveway providing off road parking and Single Garage and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B

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





Total area: approx. 99.2 sq. metres (1068.0 sq. feet)



#### Entrance Hall

Radiator, laminate flooring, telephone point, under-stairs storage cupboard, stairs, door to:

#### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, laminate flooring.

#### Kitchen/Dining Room

18'3" x 9'6" (5.56m x 2.89m)

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, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC obscure double glazed window to side, uPVC double glazed window to front, double radiator, vinyl flooring.

#### Lounge

12'9" x 17'1" (3.89m x 5.21m)

UPVC double glazed window to rear, two radiators, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

#### Landing

Radiator, fitted carpet, access to loft, cupboard housing hot water cylinder, door to:

#### Bedroom 1

12'0" x 10'2" (3.66m x 3.10m)

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 close coupled WC, shaver point, radiator, vinyl flooring.

#### Bedroom 2

10'4" x 10'2" max (3.15m x 3.10m max)

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

#### Bedroom 3

8'7" x 6'8" (2.62m x 2.04m)

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

#### Bedroom 4

8'10" x 6'8" max (2.69m x 2.03m max)

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

#### Bathroom

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

#### Outside

There is a Driveway to the side providing off road parking, leading to a single garage with side personnel door. The rear garden has a small patio area, laid to lawn, outside lighting, gravel area, gated side access.

#### 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.