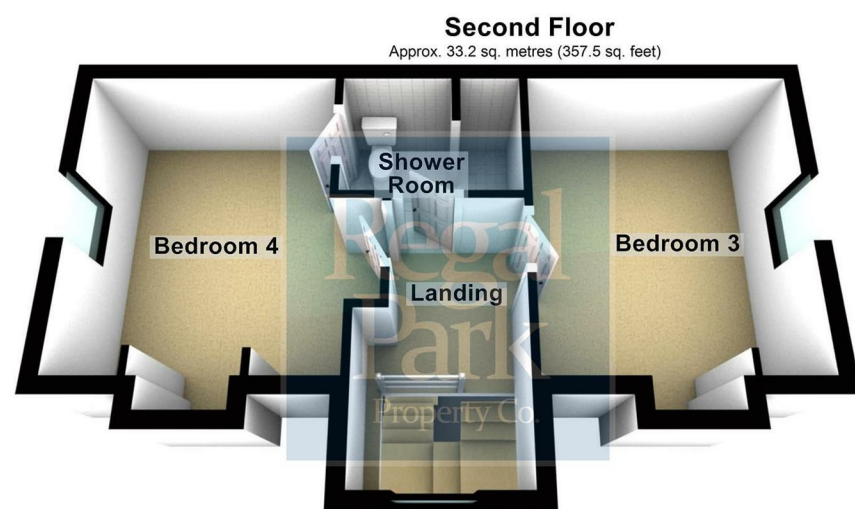
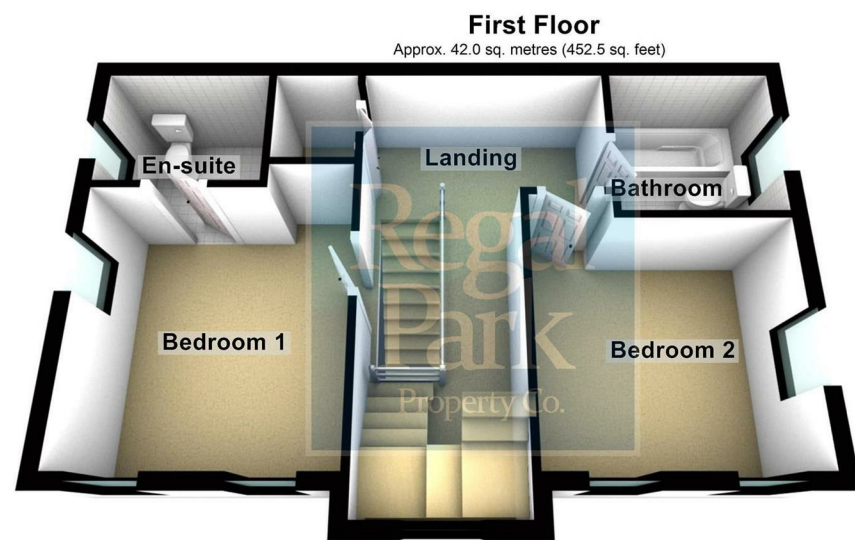


Total area: approx. 120.0 sq. metres (1291.9 sq. feet)



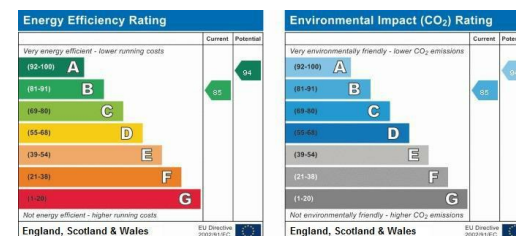
**Drake Avenue, Hempsted, Peterborough, PE2 9FF**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*WALKING DISTANCE TO CITY CENTRE\***  
 Regal Park are pleased to offer this well presented 4 Bedroom Family Homes in the popular location of Hempsted. The property is situated close to local amenities, walking distance to city centre and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room. The first floor has the Master Bedroom with En-Suite, Bedroom 2 and a Bathroom. The top floor has Bedroom 3 and Bedroom 4 with Jack 'N' Jill Shower Room.  
 There is parking to the rear of the property and enclosed rear garden.  
 Viewings Highly Recommended.

EPC Rating: B

**Disclaimer**

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



**Price £347,500**  
**Freehold**



### Entrance Hall

Karndean flooring, under-stairs storage cupboard, double door to storage cupboard, stairs, door to:

### Cloakroom

Fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, radiator, karndean flooring.

### Lounge

16'2" x 10'3" (4.93m x 3.12m)

Two uPVC double glazed windows to front, uPVC double glazed window to side, fitted carpet, telephone point, TV point, double radiator, single radiator.

### Kitchen/Dining Room

16'2" x 10'4" max (4.93m x 3.15m max)

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 and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, two uPVC double glazed windows to front, double radiator, karndean flooring, TV point, uPVC double glazed french double doors to garden.

### First Floor and Landing

UPVC double glazed window to front, radiator, fitted carpet, smoke detector, stairs, double door to storage cupboard housing hot water cylinder.

### Bedroom 1

10'5" x 12'0" max (3.18m x 3.66m max)

UPVC double glazed window to side, two uPVC double glazed windows to front, radiator, fitted carpet, TV point, telephone point, door to:

### En-Suite

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

### Bedroom 2

10'5" x 9'8" (3.18m x 2.95m)

UPVC double glazed window to side, two uPVC double glazed windows to front, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to side, radiator, karndean flooring.

### Second Floor and Landing

UPVC double glazed window to front, fitted carpet, radiator, door to Jack 'N' Jill shower room.

### Bedroom 3

10'0" x 13'7" max (3.05m x 4.14m max)

UPVC double glazed window to side, radiator, fitted carpet, velux skylight.

### Bedroom 4

11'6" x 13'7" max (3.51m x 4.14m max)

UPVC double glazed window to side, double radiator, fitted carpet, velux skylight, door to Jack 'N' Jill En-Suite.

### Jack 'N' Jill Shower Room

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

### Outside

There is a parking to the rear of the property in the middle of three spaces with a car port. The rear garden has a patio area, laid to lawn, outside tap, gated rear access to front and rear.

### Estate Charges

Please note the vendor has advised of approx £250 per annum estate charges. Please confirm all costs 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.

