

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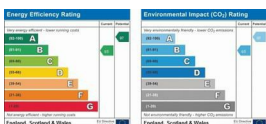
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

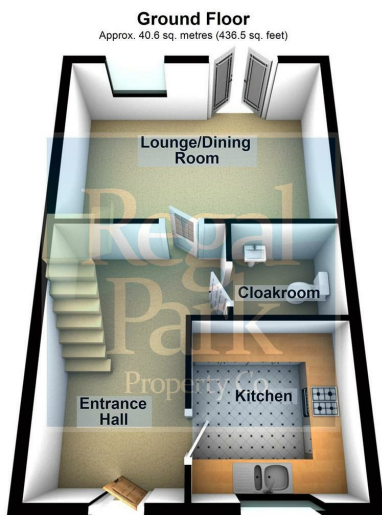


**Broadstone Drive, Hampton Water, Peterborough, PE7 8QR**  
**Price £250,000**  
**Freehold**

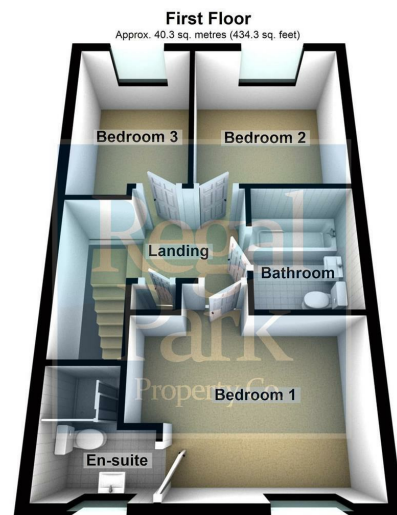
**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*RE-FITTED KITCHEN\***  
 Regal Park are pleased to offer this well presented 3 Bedroom Terrace House in the popular location of Hampton Water. The property was built by Barratt Homes in 2020 and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Re-Fitted Kitchen with integrated AEG appliances, Lounge/Dining Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom. There are 2 parking spaces to the front of the property providing off road parking and enclosed rear garden with log cabin office.  
 Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 80.9 sq. metres (870.8 sq. feet)



### Entrance Hall

Radiator, fitted carpet, telephone point, stairs, door to:

### Kitchen

9'1" x 8'6" (2.77m x 2.58m)

Re-Fitted with a matching range of base and eye level units with minerva worktop space over, sink unit with mixer tap, wall mounted concealed boiler, AEG integrated dishwasher, washing machine and fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, vinyl flooring.

### Cloakroom

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

### Lounge/Dining Room

11'7" x 16'4" (3.53m x 4.98m)

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

### Stairs and Landing

Radiator, fitted carpet, access to loft, door to:

### Bedroom 1

9'3" x 12'4" max (2.82m x 3.76m max)

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

### En-suite

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

### Bedroom 2

9'7" x 9'3" max (2.92m x 2.82m max)

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

### Bedroom 3

10'4" x 7'0" max (3.15m x 2.13m max)

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

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, radiator, vinyl flooring.

### Outside

There are 2 parking spaces at the front of the property providing off road parking with an EV car charging point and outside tap.

The rear garden has a patio area, outside tap, outside lighting, gravel areas, laid to lawn, gated access.

There is also a Tuin Log Cabin Office (3.8 x 2.6M) with power and light and WiFi connected.

### 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.