

Peterborough  
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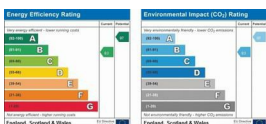


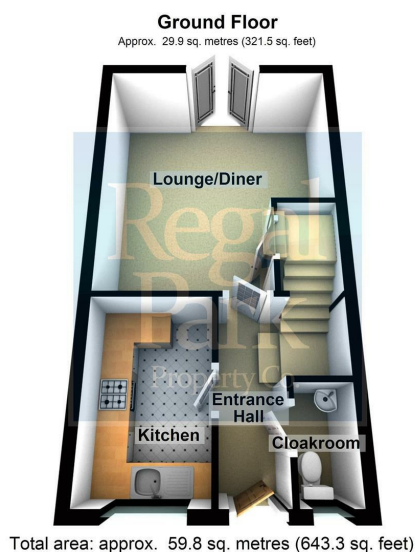
**Moresby Way, Hempsted, Peterborough, PE7 0LY**  
**Price £195,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 2 Bedroom Mid Terrace House in the popular location of Hempsted. The property is situated close to local amenities, within walking distance to city centre and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has 2 Bedrooms and a Bathroom. There is parking to the front of the property and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: B





### Entrance Hall

Radiator, karndean flooring, telephone point, stairs, door to:

### Cloakroom

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

### Kitchen

9'11" x 6'3" (3.02m x 1.91m)

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 fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, karndean flooring.

### Lounge/Diner

14'5" x 13'0" max (4.39m x 3.96m max)

Radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden, door to storage cupboard with light and radiator.

### Landing

Fitted carpet, door to:

### Bedroom 1

9'0" x 13'0" max (2.74m x 3.96m max)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, double door to built in wardrobes.

### Bedroom 2

8'4" x 13'0" max (2.54m x 3.96m max)

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

### Bathroom

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

### Outside

There is parking to the front of the property. The rear garden has a patio area, gravel area, decking, outside lighting, gated rear access.

### Estate Charges

Please note estate charges apply. Please confirm all charges with your Solicitors before making an offer.

### 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.