

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



Total area: approx. 115.6 sq. metres (1244.7 sq. feet)



Spring Avenue, Hampton Vale, Peterborough, PE7 8HW

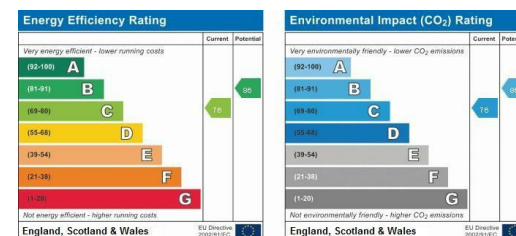
CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *IMMACULATE* *NO CHAIN* *LAKE VIEWS
 Regal Park are pleased to offer this immaculate 3 Bedroom Townhouse in the popular location of Hampton Vale. The property is situated close to local amenities, within easy access to A1 and comprises; Entrance Hall, Cloakroom, Kitchen, Family/Dining Room. The first floor has the Lounge, Bedroom 3 and Bathroom. The top floor has the Master Bedroom with built in wardrobes and En-Suite and Bedroom2. There is a Driveway & Garage to the rear of the property via electric gated access and low maintenance rear garden.

Viewings Highly Recommended.
 No Chain.

EPC Rating: C

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 £300,000
Freehold



Entrance Hall

Karndean flooring, radiator, 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, karndean flooring.

Kitchen

14'4" x 7'5" max (4.37m x 2.26m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in six ring gas hob with extractor hood over, uPVC double glazed window to front, radiator, tiled flooring.

Family/Dining Room

15'7" x 12'7" (4.75m x 3.84m)

Two uPVC double glazed windows to side, single radiator, double radiator, karndean flooring, under-stairs storage cupboard, uPVC double glazed bi-fold doors to garden.

First Floor and Landing

Radiator, fitted carpet, stairs, door to:

Lounge

14'5" x 14'4" max (4.39m x 4.37m max)

UPVC double glazed window to front, fitted carpet, telephone point, TV point, uPVC double glazed french double doors leading to balcony.

Balcony

3'3" x 14'4" (0.99m x 4.37m)

Artificial grass, lake views.

Bedroom 3

12'6" x 7'7" (3.81m x 2.31m)

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

Bathroom

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

Second Floor and Landing

Fitted carpet, storage cupboard with wall mounted combination boiler and hot water cylinder, door to:

Bedroom 1

10'5" x 14'5" max (3.18m x 4.39m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, TV point, two built-in double wardrobes, door to:

En-suite

Fitted with three piece suite comprising wash hand basin with cupboards under, tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, radiator, vinyl flooring.

Bedroom 2

15'1" x 10'1" max (4.60m x 3.07m max)

Two uPVC double glazed windows to rear, double radiator, fitted carpet.

Outside

The rear garden has a decking area, artificial grass, outside tap, outside lighting, outside socket, gated rear access.

There is a Driveway & Single Garage to the rear of the property via electric gated access to the side.

Estate Charges

Estate Charges apply. The vendor has advised approx fee of £360 yearly, payable half yearly.

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.

