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



Greenfield Way, Hampton Water, Peterborough, PE7 8RY
Price £260,000
Freehold

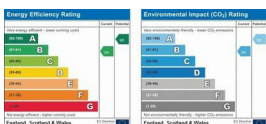
***BUILT IN JUNE 2022* *MODERN DEVELOPMENT* *INTEGRATED KITCHEN APPLIANCES* *OPEN PLAN LIVING*
 *EASY ACCESS TO A1***

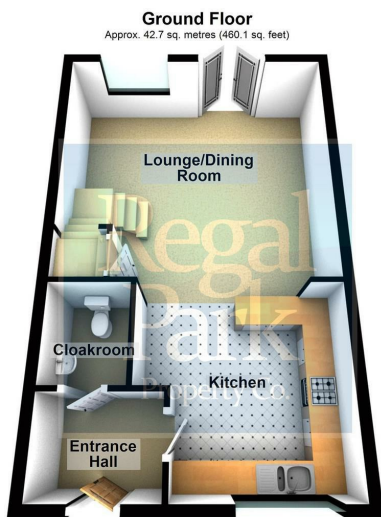
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Water. The property was built by Bovis Homes in June 2022 and was known as 'The Rowan' for its open plan living. The property is situated within easy access to A1 and comprises; Entrance Hall, Cloakroom, Kitchen with open plan Lounge/Dining Room. The First Floor has the Master Bedroom with built in wardrobe and En-Suite, 2 further Bedrooms and a Bathroom.

There is a Driveway providing off road parking for 2 cars and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 85.7 sq. metres (922.6 sq. feet)



Entrance Hall

Radiator, LVT flooring, door to:

Cloakroom

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

Kitchen

9'9" x 11'6" (2.97m x 3.51m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, LVT flooring, wall mounted concealed boiler, open plan to:

Lounge/Dining Room

15'8" x 16'11" max (4.78m x 5.16m max)

UPVC double glazed window to rear, two double radiators, fitted carpet, TV point, under-stairs storage cupboard, stairs, uPVC double glazed french double doors to garden.

Landing

Fitted carpet, door to:

Bedroom 1

9'9" x 11'10" max (2.97m x 3.61m max)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, built-in wardrobe, 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 rear, radiator, LVT flooring.

Bedroom 2

9'10" x 9'7" max (3.00m x 2.92m max)

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

Bedroom 3

11'5" x 6'11" (3.48m x 2.11m)

UPVC double glazed window to front, 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, uPVC obscure double glazed window to side, radiator, LVT flooring.

Outside

There is a Driveway to the front providing off road parking for 2 cars. The rear garden has a patio area, timber pergola, laid to lawn, gated side access.

Estate Charges

There are estate charges of approx £300 per annum. 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.