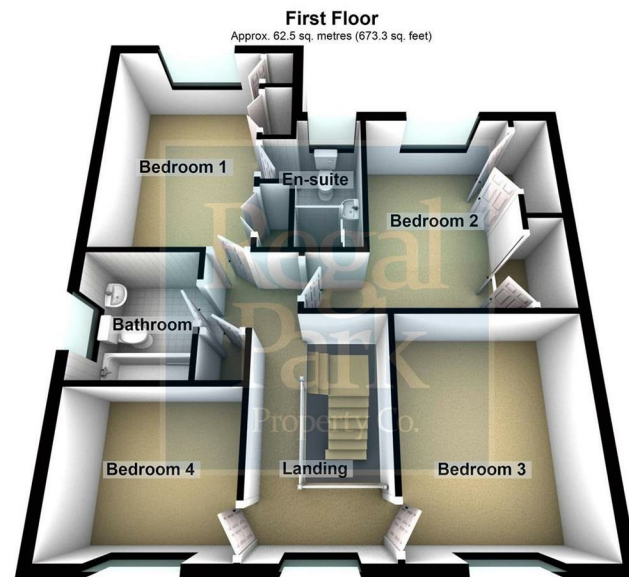


Total area: approx. 123.9 sq. metres (1333.4 sq. feet)



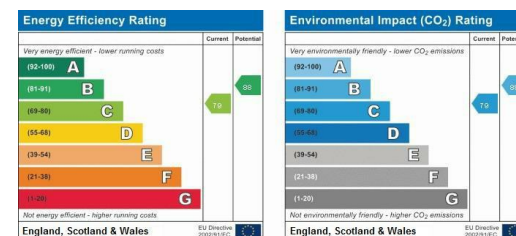
Ashville Road, Hampton Hargate, Peterborough, PE7 8HH

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *VIEW ONTO PLAYING FIELD
 Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and has views of the playing field. The property comprises; Entrance Hall, Cloakroom, Lounge, Study, Dining Room, Kitchen/Breakfast Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further Bedrooms and a Family Bathroom.

There is a Driveway to the side providing off road parking, leading to an oversized Single Garage and enclosed rear garden.

Viewings Highly Recommended.

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 £375,000
Freehold



Entrance Hall

Radiator, LVT flooring, under-stairs storage cupboard, stairs, door to:

Cloakroom

UPVC obscure double glazed window to side, fitted with a two piece suite comprising of a wall mounted wash hand basin and low-level WC, radiator, LVT flooring.

Lounge

11'5" x 16'10" (3.47m x 5.13m)

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

Kitchen/Breakfast Room

17'8" x 11'0" max (5.38m x 3.35m 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 eye level electric fan assisted double microwave/oven with built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, door to garden, LVT flooring.

Dining Room

10'11" x 9'0" (3.34m x 2.75m)

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

Study

7'4" x 9'10" max (2.24m x 3.00m max)

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

Landing

UPVC double glazed window to front, radiator, fitted carpet, cupboard housing hot water cylinder, door to:

Bedroom 1

13'7" x 9'2" (4.14m x 2.79m)

UPVC double glazed window to rear, radiator, fitted carpet, telephone point, two built-in double wardrobes, further additional built in wardrobe, door to:

En-Suite

Fitted with a three piece suite comprising of a pedestal wash hand basin, tiled double shower cubicle with fitted shower over and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, fitted carpet.

Bedroom 2

11'5" x 8'7" (3.48m x 2.62m)

UPVC double glazed window to rear, radiator, fitted carpet, two built-in double wardrobes.

Bedroom 3

10'11" x 9'1" (3.33m x 2.77m)

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

Bedroom 4

7'11" x 8'8" (2.41m x 2.64m)

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

Bathroom

Fitted with a three piece suite comprising of a deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Outside

There is a Driveway to the side providing off road parking, leading to an oversized Single Garage with power and light connected, side personnel door.

The rear garden has a patio area, outside tap, lawn area, raised bedding area, outside lighting, outside power socket, gated side access.

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.

