

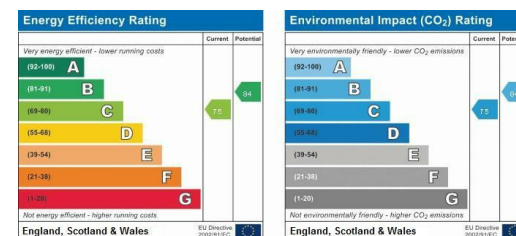
### Humphrys Street, Sugar Way, Peterborough, PE2 9RH

**\*WALKING DISTANCE TO CITY CENTRE & TRAIN STATION\* \*EASY ACCESS TO A1\* \* 5 BEDROOMS\*  
 \*3 EN-SUITES\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 5 Bedroom Family Home in the popular location of Sugar Way. The property is situated close to local amenities, within walking distance to city centre and train station and comprises; Entrance Hall, Cloakroom, Lounge, Conservatory, Kitchen/Dining Room. The first floor has Bedroom 1 with En-Suite Shower Room and Bedroom 2 with En-Suite Bathroom. The top floor has Bedroom 3 with En-Suite Shower Room and Bedrooms 4 & 5 and a Bathroom.

There is a Driveway to the rear and Single Garage and enclosed 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 £370,000**  
**Freehold**



### Entrance Hall

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

### Cloakroom

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

### Lounge

17'0" x 10'2" (5.18m x 3.11m)

UPVC double glazed window to front, two radiators, fitted carpet, TV point, double glazed sliding patio doors to Conservatory and archway to Kitchen/Dining Room.

### Conservatory

8'8" x 8'5" (2.64m x 2.57m)

Half brick and uPVC double glazed construction with uPVC double glazed windows and polycarbonate roof, radiator, tiled flooring, uPVC double glazed french double doors to garden.

### Kitchen/Dining Room 'L' shape

16'1" x 16'11" x 14'1" max (4.90m x 5.16m x 4.29m 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 combination boiler, plumbing for washing machine, space for fridge, fridge/freezer and plumbing for dishwasher, fitted electric oven, four ring ceramic hob with extractor hood over, two uPVC double glazed windows to rear, uPVC double glazed window to front, double radiator, single radiator, laminate flooring, under-stairs storage cupboard, door to garden.

### First Landing

UPVC double glazed window to rear, radiator, fitted carpet, cupboard with hot water cylinder, stairs, uPVC double glazed double doors to juliet balcony, door to:

### Bedroom 1

10'6" x 9'7" (3.20m x 2.92m)

Fitted carpet, telephone point, TV point, uPVC double glazed double doors to juliet balcony, door to:

### En-suite

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

### Bedroom 2

12'2" x 10'2" (3.71m x 3.11m)

Radiator, fitted carpet, TV point, uPVC double glazed double doors to juliet balcony, door to:

### En-Suite Bathroom

Fitted with three piece suite comprising 'P' shaped bath with shower over, wash hand basin with cupboards under and WC, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

### Second Landing

UPVC double glazed window to rear, fitted carpet, storage cupboard, door to:

### Bedroom 3

10'5" x 10'2" max (3.18m x 3.10m max)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe, door to:

### En-suite

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

### Bedroom 4

8'4" x 10'2" max (2.54m x 3.10m max)

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

### Bedroom 5

8'5" x 7'3" (2.57m x 2.21m)

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

### Bathroom

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

### Outside

The rear garden has a patio area, outside tap, lawn area.

There is a Driveway & Single Garage to the rear of the property with rear personnel door to garden.

### 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.

