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



Newborough Road, Peterborough, PE4 7AA
Price £335,000
Freehold

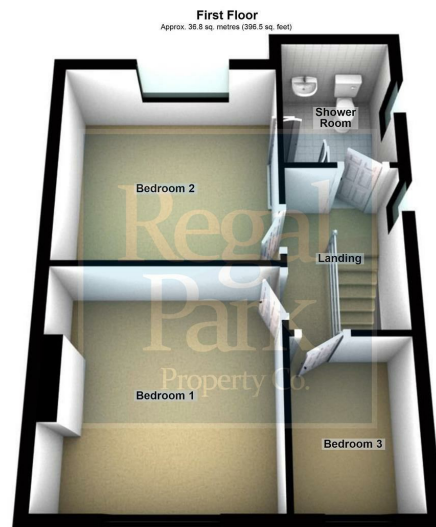
Regal Park are pleased to offer this well presented 3 Bedroom Detached House. The property is one of five properties situated within easy access to A47/A15/A16 and comprises of: Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom, Conservatory, Utility Area. The first floor has 3 Bedrooms and a Shower Room. Brand new air source heat pump and loft insulation. There is a Driveway providing off road parking and a good size rear garden. Viewings Highly Recommended.

COUNCIL TAX BAND: A

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

Environmental Impact (CO ₂) Rating		Current	Potential
100-105	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		





Entrance Hall

uPVC double glazed windows to side, radiator, floorboards, under-stairs storage cupboard with wall mounted boiler and UPVC window to side, storage cupboard, stairs, door to:

Lounge

13'0" x 11'2" max into bay (3.96m x 3.40m max into bay)

UPVC double glazed window to side, uPVC double glazed bay window to front, fireplace, radiator, fitted carpet.

Kitchen/Dining Room

10'10" x 17'3" max (3.30m x 5.26m 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 and kickboard lighting, integrated fridge and dishwasher, fitted eye level electric fan assisted oven, built-in four ring induction hob with extractor hood over, two uPVC double glazed windows to side, vertical radiator, heated towel rail, laminate flooring, open to Conservatory.

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, tiled flooring.

Conservatory

11'0" x 11'7" (3.35m x 3.53m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, two double radiators, laminate flooring, uPVC double glazed sliding patio doors to garden, door to:

Utility Area

12'0" x 5'3" (3.66m x 1.60m)

With worktop space over, plumbing for washing machine, space for fridge/freezer and tumble dryer, door to garden.

Landing

UPVC double glazed window to side, fitted carpet, door to:

Bedroom 1

11'5" x 11'0" (3.48m x 3.35m)

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

Bedroom 2

10'10" x 11'2" (3.31m x 3.40m)

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

Bedroom 3

7'11" x 5'9" (2.41m x 1.75m)

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

Shower Room

Fitted with a three piece suite comprising of a tiled shower cubicle with fitted power shower over, wash hand basin with vanity unit with cupboards and drawers, WC, fully tiled walls, uPVC obscure double glazed window to side, heated towel rail, fitted carpet.

Outside

There is a gravel Driveway providing off road parking.

The rear garden has a patio area, steps down to lawn area with mature flowers and trees, two timber sheds, outside tap, outside lighting, outside socket, gated side access. There is an LPG tank in the garden.

Property Information

Council Tax Band: A

Property has LPG Gas with an estimated cost of £900 per year

Property has a Septic Tank with an estimated cost of £60 per 3 years

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.