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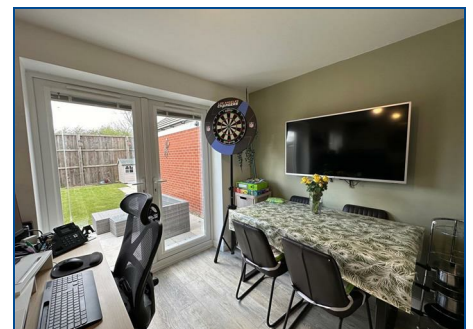
53 Adlington Close, Hampton Gardens, Peterborough, PE7 8QY
Price £300,000
Freehold

CLOSE TO LOCAL AMENITIES* *MODERN DEVELOPMENT* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Gardens. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Utility Room. The first floor has the Master Bedroom with En-Suite, Bedrooms 2 & 3 and a Bathroom.

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

EPC Rating: B

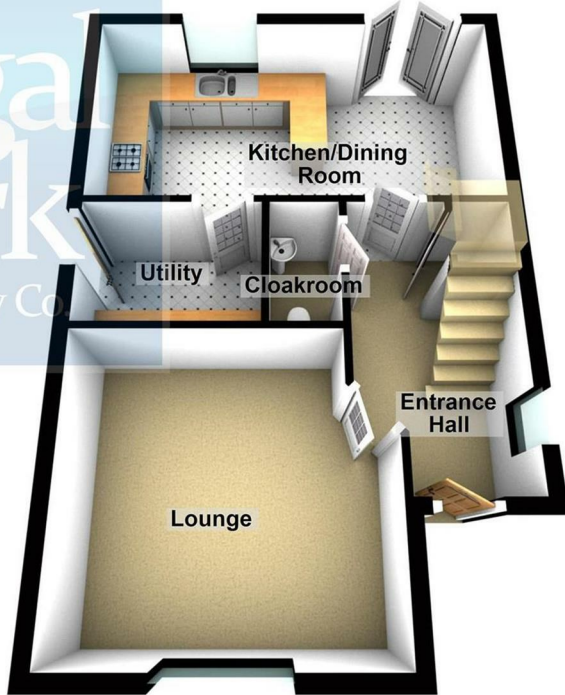


| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 82 B | 94 A |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 87.2 sq. metres (939.0 sq. feet)

Entrance Hall

UPVC double glazed window to side, under-stairs storage cupboard, double radiator, karndean flooring.

Cloakroom

Fitted with two piece suite comprising, corner wall mounted wash hand basin and close coupled WC, radiator, karndean flooring.

Lounge

12'2" x 12'11" max (3.71m x 3.94m max)

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

Kitchen/Dining Room

9'2" x 17'11" (2.79m x 5.46m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, integrated dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, karndean flooring, uPVC double glazed double doors to garden, door to:

Utility

5'3" x 7'7" (1.60m x 2.31m)

Fitted with a matching range of base and eye level units with worktop space over, wall mounted concealed boiler, plumbing for washing machine, space for tumble dryer, karndean flooring, uPVC double glazed obscure door to side.

Landing

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

Bedroom 1

10'8" x 12'11" max (3.25m x 3.94m max)

UPVC double glazed window to front, radiator, fitted carpet, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to front, heated towel rail, karndean flooring.

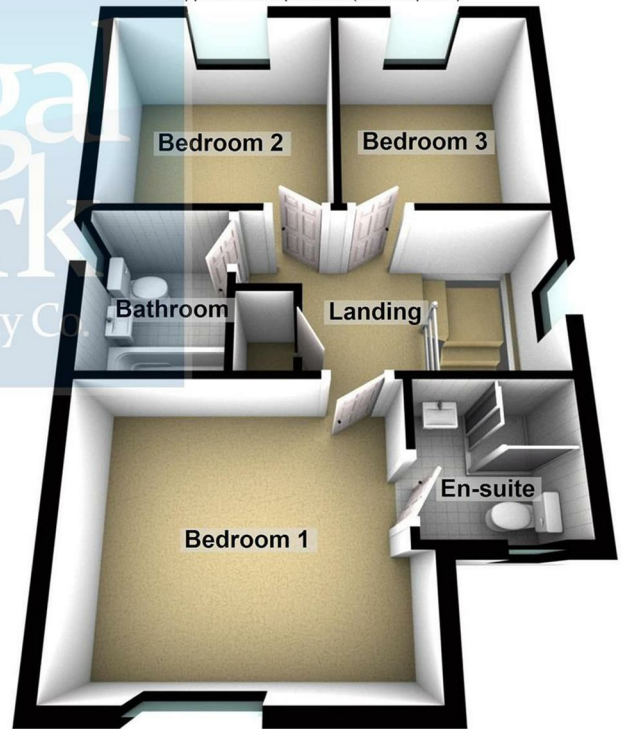
Bedroom 2

9'4" x 9'5" (2.84m x 2.87m)

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

First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Bedroom 3

9'4" x 8'3" (2.84m x 2.51m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage with side personnel door.

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