

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



**The Ashes, Hempsted, Peterborough, PE7 0LA**  
**Price £350,000**  
**Freehold**

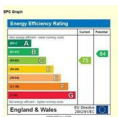
**\*CUL-DE-SAC OF 6 HOUSES\* \*WALKING DISTANCE TO CITY CENTRE\* \*EASY ACCESS TO A1\* \*NO CHAIN\***

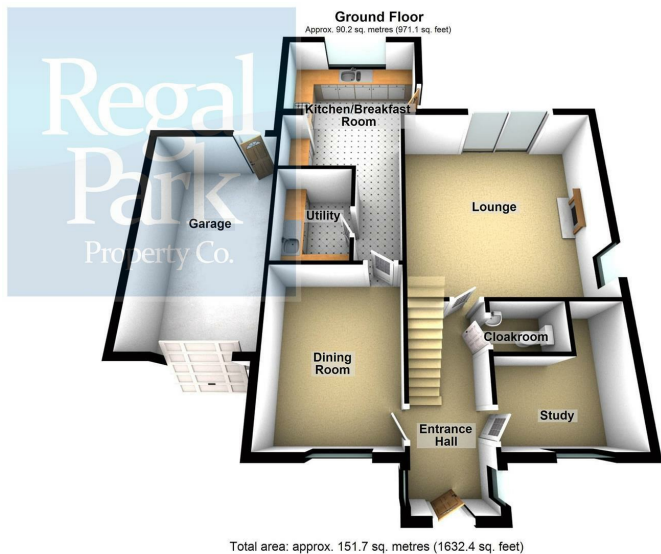
Regal Park are pleased to offer this well presented 4 DOUBLE Bedroom Detached Family Home in the popular location of Hempsted. The property is situated in a cul-de-sac of 6 houses and is close to local amenities, walking distance to city centre and within easy access to A1. The property comprises; Entrance Hall, STUDY, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further double bedrooms and a Bathroom.

There is a Driveway providing off road parking and Single Garage and enclosed rear garden.

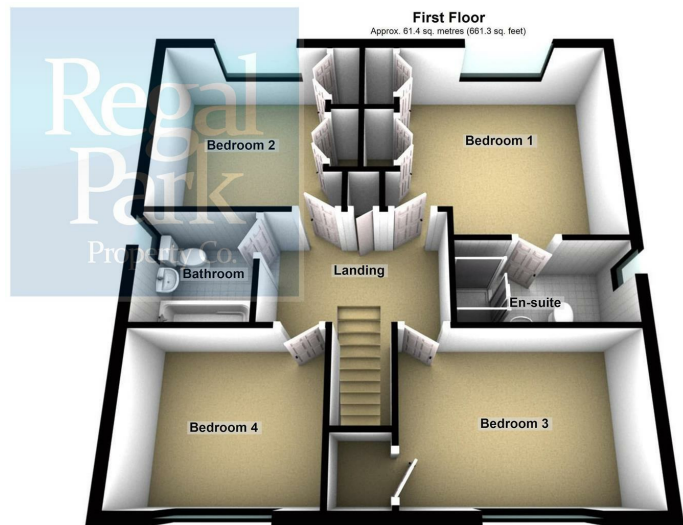
Viewings Highly Recommended.

No Chain.





Total area: approx. 151.7 sq. metres (1632.4 sq. feet)



#### Entrance Hall

Two uPVC double glazed windows to side, radiator, fitted carpet, under-stairs storage cupboard, stairs, door to:

#### Study

9'6" x 9'5" max (2.90m x 2.87m max)

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

#### Cloakroom

Fitted with two piece suite comprising, wash hand basin and close coupled WC, radiator, fitted carpet.

#### Lounge

16'0" x 15'6" (4.88m x 4.72m)

UPVC double glazed window to side, coal effect gas fireplace with surround, two radiators, fitted carpet, telephone point, TV point, uPVC double glazed sliding patio doors to garden.

#### Dining Room

12'11" x 9'11" (3.94m x 3.02m)

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

#### Kitchen/Breakfast Room

12'11" x 11'2" max (3.94m x 3.40m max)

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

#### Utility

7'11" x 5'11" (2.41m x 1.80m)

Fitted with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer, quartz tiled flooring.

#### Landing

Fitted carpet, access to loft, door to cupboard housing hot water cylinder, door to:

#### Bedroom 1

12'1" x 12'0" max (3.68m x 3.66m max)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, two built-in double wardrobes, door to:

#### En-suite

Fitted with three piece suite comprising wash hand basin with cupboards

under, recessed tiled double shower cubicle with fitted shower over and close coupled WC, fully tiled walls, shaver point and light, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

#### Bedroom 2

10'5" x 10'0" max (3.18m x 3.05m max)

UPVC double glazed window to rear, radiator, laminate flooring, TV point, two built-in double wardrobes.

#### Bedroom 3

8'7" x 12'4" (2.62m x 3.76m)

UPVC double glazed window to front, radiator, laminate flooring, TV point, over-stairs storage cupboard.

#### Bedroom 4

8'7" x 10'0" (2.62m x 3.05m)

UPVC double glazed window to front, radiator, laminate flooring, TV point.

#### Bathroom

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

#### Outside

There is a Driveway providing off road parking, leading to a Single Garage (17'9" x 9'11") with rear personal door to garden, power and light connected, wall mounted boiler, metal up and over door.

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