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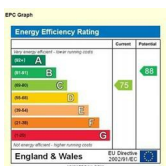
Archers Wood, Hampton Hargate, Peterborough, PE7 8AZ
Price £260,000
Freehold

***CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *STUDY/BEDROOM 4*
 *NO CHAIN***

Regal Park are pleased to offer this well presented 3/4 Double Bedroom Townhouse in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Study/Bedroom 4, Cloakroom, Kitchen/Dining Room. The first floor has the Lounge and Bedroom 3. The top floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobes and a Bathroom. There is an enclosed rear garden and Driveway & Single Garage to the rear. Viewings Highly Recommended.

No Chain.

EPC Rating: C





Entrance Hall

Radiator, vinyl flooring, stairs, door to:

Study/Bedroom 4

9'3" x 12'5" (2.82m x 3.78m)

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

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and WC, half height tiling to all walls, radiator, vinyl flooring.

Kitchen/Dining Room

12'4" x 11'7" max (3.76m x 3.53m 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, dishwasher and washing machine, space for range cooker, uPVC double glazed window to rear, vinyl flooring, telephone point, under-stairs storage cupboard and storage cupboard with electricity meter, door to garden.

First Floor and Landing

Radiator, fitted carpet, stairs, door to:

Lounge

16'2" x 12'5" (4.93m x 3.78m)

Coal effect electric fire with wooden surround, two radiators, fitted carpet, telephone point, TV point, two uPVC double glazed french double doors to juliet balcony.

Bedroom 3

8'9" x 12'5" (2.67m x 3.78m)

Two uPVC double glazed windows to rear, radiator, fitted carpet.

Second Floor & Landing

Fitted carpet, storage cupboard with hot water cylinder, door to:

Bedroom 1

9'1" x 12'6" max (2.77m x 3.81m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and WC, tiled surround, shaver point, radiator, vinyl flooring.

Bedroom 2

8'9" x 12'5" (2.67m x 3.78m)

Two uPVC double glazed windows to rear, Storage cupboard, radiator, fitted carpet, built-in double wardrobe(s), double door, door to:

Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap and shower attachment, pedestal wash hand basin and WC, tiled surround, shaver point, radiator, vinyl flooring.

Outside

The rear garden has a patio area, outside socket, lawn area, gated rear access.

There is a Driveway & Single Garage to the rear with power and light connected.

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.