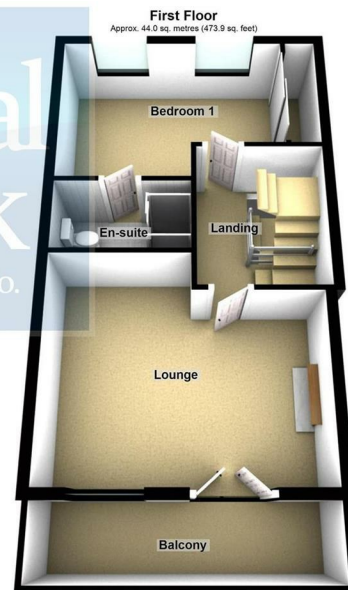


Total area: approx. 143.3 sq. metres (1542.2 sq. feet)



Buckthorn Road, Hampton Hargate, Peterborough, PE7 8GB

GUIDE PRICE (£350,000 - £370,000)

CLOSE TO LOCAL AMENITIES *EASY ACCESS TO A1* *OPEN PLAN KITCHEN/DINING/FAMILY ROOM* *2 EN-SUITES*

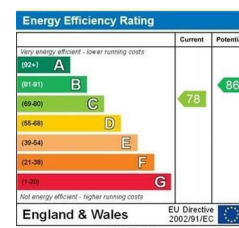
Regal Park are pleased to offer this well presented 4 Bedroom Townhouse in the popular location of Hampton Hargate. The property is situated close to local amenities and schools and is within easy access to A1. This property has been modernised over the years by the current owners who moved the Kitchen downstairs from the original construction to create an open plan Kitchen/Dining/Family Room and created a Bedroom with an En-Suite which was formerly the Kitchen on the middle floor. The property comprises; Porch, Entrance Hall, Cloakroom, Utility, Kitchen/Dining/Family Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite and the Lounge with balcony. The top floor has Bedroom 2 with built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

There is parking to the front of the property with Integral Garage that has been part converted and a low maintenance rear garden.

Viewings Highly Recommended.

EPC Rating: C

Guide price £350,000
Freehold



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.

Porch

Laminate flooring, gas and electric meters, door to:

Entrance Hall

Double radiator, laminate flooring, telephone point, under-stairs storage cupboard, stairs, door to Utility (part converted Garage).

Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboard under and close coupled WC, heated towel rail, laminate flooring.

Kitchen

16'1" x 10'11" max (4.90m x 3.33m max)

Fitted with a matching range of base and eye level units with worktop space over, butler style sink unit with swan neck mixer tap, under-unit lighting and kickboard lighting, integrated fridge, freezer, dishwasher and washing machine, integrated wine cooler, fitted eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, laminate flooring, open plan to:

Dining/Family Area

10'5" x 12'6" (3.17m x 3.80m)

Two uPVC double glazed windows to rear, UPVC windows to sides, two double vertical radiators, laminate flooring, velux skylight, uPVC double glazed french double doors to garden.

Utility

7'6" x 6'0" (2.28m x 1.82m)

Laminate flooring, built-in storage with mirrored sliding doors, uPVC double glazed obscure door to integral garage.

First Floor and Landing

Radiator, fitted carpet, stairs.

Bedroom 1

10'3" x 14'3" max (3.12m x 4.34m max)

Two uPVC double glazed windows to rear, vertical radiator, fitted carpet in bedrooms area, laminate flooring in the dressing area, built-in double wardrobe(s) with mirrored sliding doors, door to:

En-Suite 1

Fitted with three piece suite comprising wash hand basin with drawers under, double shower cubicle with fitted shower over and close coupled WC, shaver point, heated towel rail, LVT flooring.

Lounge

13'4" x 16'2" max (4.06m x 4.93m max)

UPVC double glazed window to front, coal effect electric fire with surround, double radiator, fitted carpet, telephone point, TV point, uPVC double glazed french double doors to balcony.

Balcony

Decking and seating area.

Second Floor & Landing

Radiator, fitted carpet, over-stairs storage cupboard with hot water cylinder, door to:

Bedroom 2

9'3" x 11'4" max (2.82m x 3.45m max)

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

En-Suite 2

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

Bedroom 3

11'11" x 8'6" max (3.63m x 2.59m max)

UPVC double glazed window to rear, radiator, fitted carpet, built-in double wardrobe(s).

Bedroom 4

7'9" x 7'3" (2.36m x 2.21m)

UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, wash hand basin with drawers under and close coupled WC, tiled surround, shaver point, heated towel rail, vinyl flooring.

Outside

There is a Driveway to the front providing off road parking, leading to an integral Garage that has been part converted into a utility room and storage garage. Outside tap to front.

The rear garden has a patio area, artificial grass, outside tap, gravel area, patio area, gated rear 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.

