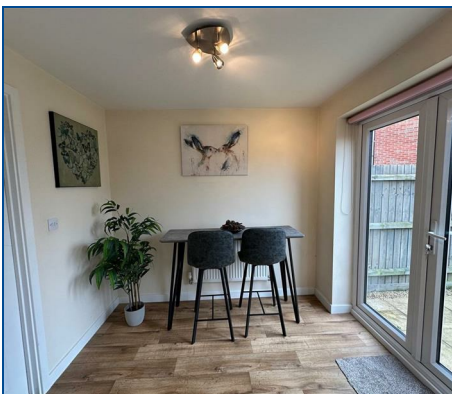


Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



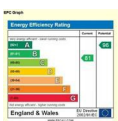
Saxonbury Way, Hempsted, Peterborough, PE2 9EZ
Price £210,000
Freehold

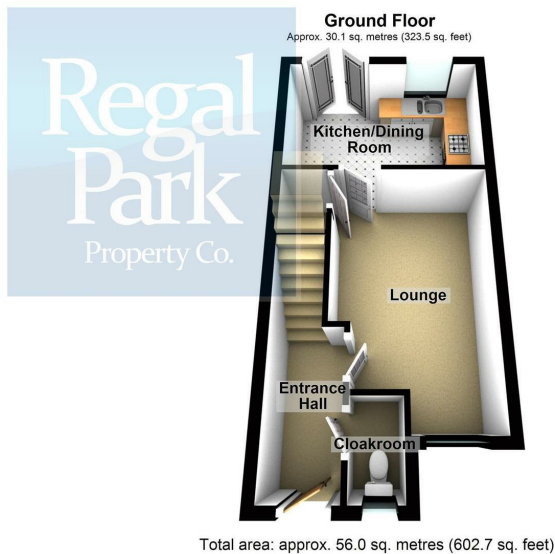
IDEAL FIRST TIME OR INVESTMENT PURCHASE* *WALKING DISTANCE TO CITY CENTRE

Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular location of Hempsted. The property is situated close to local amenities and is within walking distance to city centre and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 2 Double Bedrooms and a Bathroom.

There is parking to the side of the property and enclosed rear garden.
Viewings Highly Recommended.

EPC Rating: B





Entrance Hall

Radiator, vinyl flooring, stairs, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising corner, wash hand basin and close coupled WC, radiator, vinyl flooring.

Lounge

15'1" x 9'4" (4.60m x 2.84m)

UPVC double glazed window to front, radiator, fitted carpet, telephone point, TV point, under-stairs storage cupboard, door to:

Kitchen/Dining Room

8'0" x 12'7" (2.44m x 3.83m)

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, space for fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring, UPVC double glazed french double doors to garden.

Landing

Fitted carpet, door to:

Bedroom 1

8'1" x 12'8" (2.46m x 3.86m)

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

Bedroom 2

8'0" x 12'8" max (2.44m x 3.86m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, over-stairs storage cupboard.

Bathroom

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

Outside

There is parking to the side of the property for 2 cars. The rear garden has a patio area, lawn, outside tap, 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.