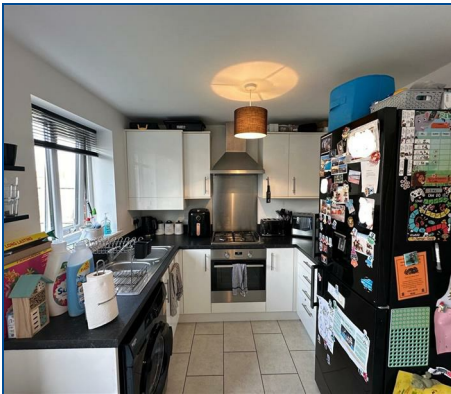


Peterborough  
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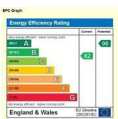


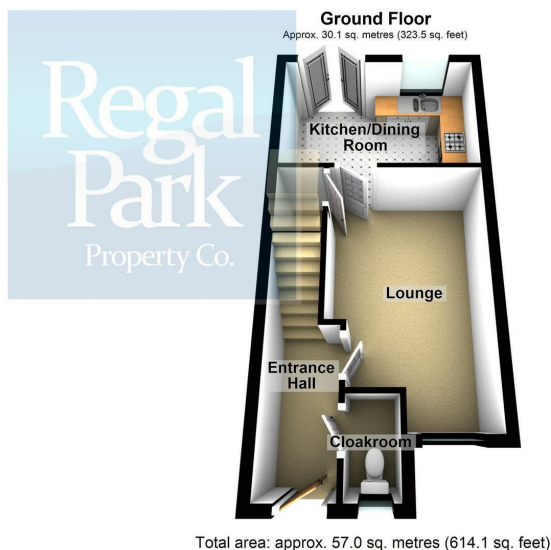
**Clovelly Drive, Hampton Gardens, Peterborough, PE7 8PZ**  
**Price £220,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*RE-FITTED BATHROOM\***  
**\*CLOSE TO LOCAL AMENITIES\***

Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular location of Hampton Gardens. The property is situated close to local amenities and schools and is within easy access to A1 and is ideal for First Time Buyers or Investors and benefits from; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 2 Bedrooms and a Re-Fitted Bathroom. There is parking to the front of the property for 2 cars and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 57.0 sq. metres (614.1 sq. feet)



### Entrance Hall

Radiator, laminate flooring, stairs, door to:

### Cloakroom

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

### Lounge

15'7" x 9'3" max (4.75m x 2.82m max)

UPVC double glazed window to front, double 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, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, antico flooring, uPVC double glazed french double doors to garden.

### Landing

Fitted carpet, door to:

### Bedroom 1

9'4" x 12'8" max (2.84m x 3.86m max)

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

### Bedroom 2

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

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

### Bathroom

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

### Outside

There is parking at the front of the property for 2 cars. The rear garden is laid to lawn, decking area, outside tap, gated access.

### Estate Charges

The vendor has advised that the estate management charges are approx £350 per annum. Please confirm all costs with your Solicitor before making an offer.

### 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.