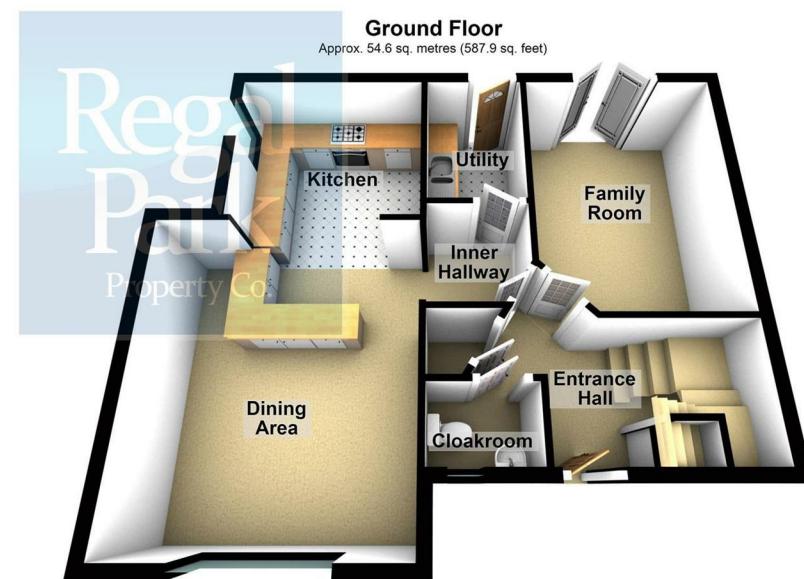
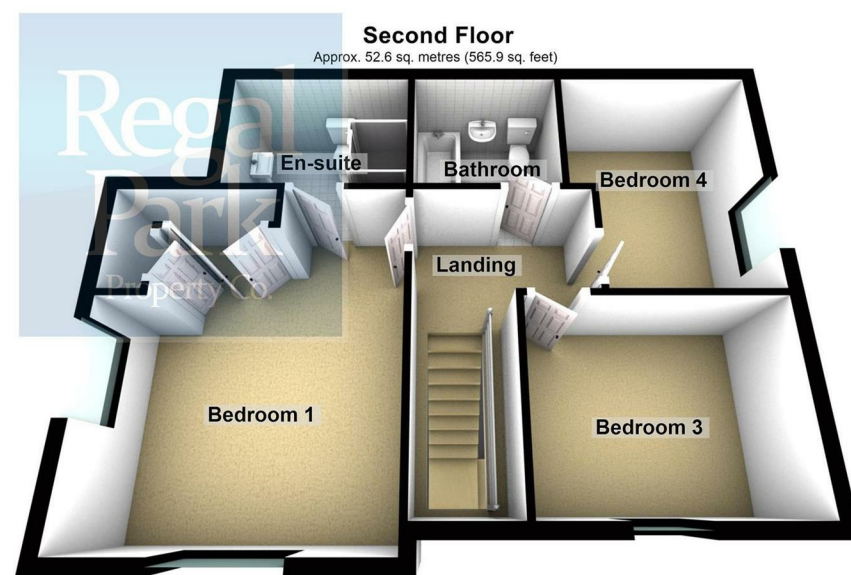
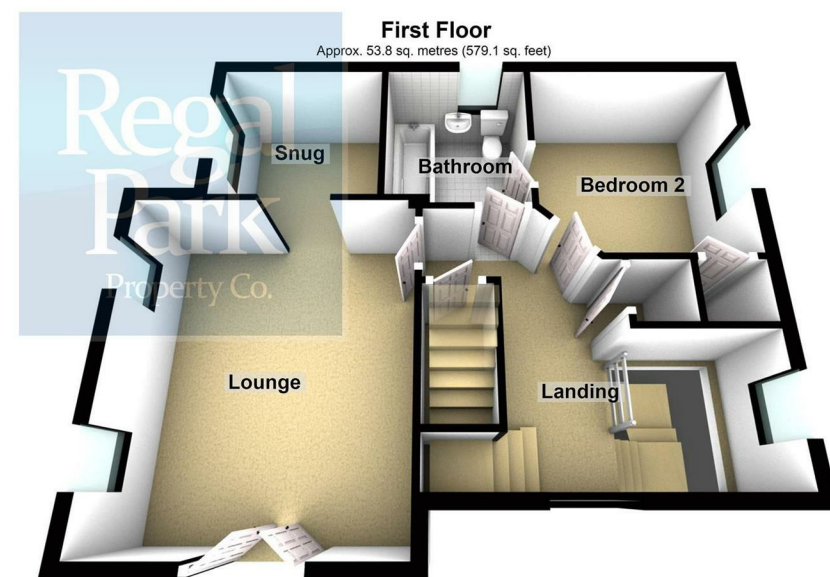




Total area: approx. 161.0 sq. metres (1732.9 sq. feet)



Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Shore View, Hampton Hargate, Peterborough, PE7 8FS

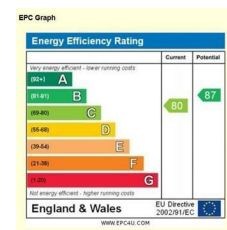
GUIDE PRICE (£400,000 - £420,000)* *LAKE VIEWS* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and is catchment for Hampton Hargate Primary School, and comprises; Entrance Hall, Cloakroom, Dining Room, Utility with new boiler installed in December 2024, Kitchen and Dining/Family Room. The first floor has the Lounge with Snug, Bedroom 2 with Jack 'N' Jill En-Suite Bathroom to Family Bathroom. The top floor has the Master Bedroom with En-Suite, Bedrooms 3 & 4 and a Bathroom. There is an enclosed rear garden and a Driveway & Triple Length Garage to the rear with access via Salix Road. Viewings Highly Recommended.

EPC Rating: C

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.



Offers in excess of £400,000
Freehold



Entrance Hall

Storage cupboard, tiled flooring, telephone point, under-stairs storage cupboard, stairs, door to:

Cloakroom

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

Family Room

13'3" x 9'10" (4.05m x 3.00m)

Radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

Inner Hallway

Tiled flooring, door to:

Utility

7'1" x 5'0" (2.16m x 1.53m)

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 which was replaced in December 2024, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, door to garden.

Kitchen

8'2" x 9'7" (2.50m x 2.93m)

Fitted with a matching range of base and eye level units with granite worktop space over granite, sink unit with mixer tap, built-in dishwasher and wine cooler, space for fridge/freezer and range cooker, uPVC double glazed window to side, tiled flooring, open plan to:

Dining Area

15'2" x 12'10" (4.63m x 3.91m)

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

First Floor and Landing

UPVC double glazed window to front, uPVC double glazed window to side, circular window to front, double radiator, fitted carpet, stairs, under-stairs storage cupboard, door to airing cupboard.

Lounge

15'2" x 12'10" (4.63m x 3.91m)

Two uPVC double glazed windows to side, two radiators, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to juliet balcony, open to:

Snug

7'1" x 7'10" (2.16m x 2.39m)

UPVC double glazed window to side, two radiators, laminate flooring, telephone point, TV point.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 2

10'1" x 10'0" (3.07m x 3.05m)

UPVC double glazed window to side, radiator, fitted carpet, telephone point, built-in storage cupboard, door to bathroom.

Second Floor and Landing

Fitted carpet, access to loft, door to:

Bedroom 1

15'2" x 12'10" max (4.62m x 3.91m max)

UPVC double glazed window to side, uPVC double glazed window to front, two radiators, fitted carpet, telephone point, TV point, built-in double wardrobe(s), door to:

En-suite

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

Bedroom 3

8'10" x 11'0" (2.69m x 3.36m)

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

Bedroom 4

11'0" x 8'8" max (3.35m x 2.64m max)

UPVC double glazed window to side, fitted carpet, TV point, velux skylight and sloping roof.

Bathroom

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

Outside

The rear garden has a decking area, laid to lawn, outside tap, outside lighting, gated side access. There is a Driveway at the rear access via Salix road providing off road parking, leading to a Triple Length Garage with side personnel door to garden.

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.

