

Peterborough  
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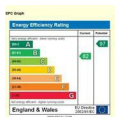
**Harmony Grove, Hampton Gardens, Peterborough, PE7 8QX**  
**Price £220,000**  
**Freehold**

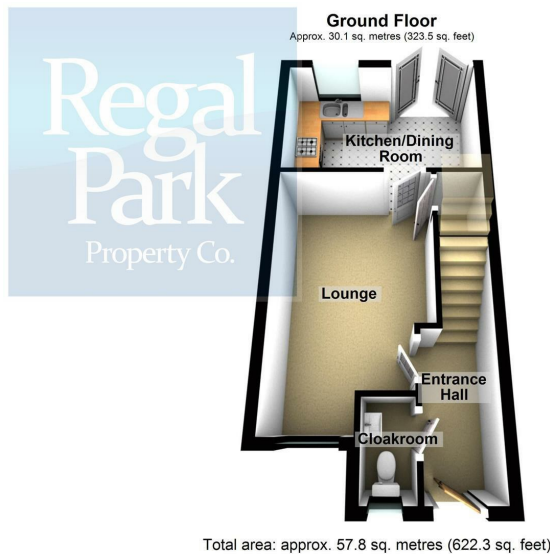
**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the modern development of Hampton Gardens. The property was built in 2018 and was known as 'The Alnwick' and comprises of; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 2 Double Bedrooms and a Bathroom. There is a Driveway to the side providing off road parking and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B





### Entrance Hall

Radiator, karndean flooring, 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, vinyl 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, LVT flooring, UPVC double glazed french double doors to garden.

### Stairs and 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" max (2.46m x 3.86m max)

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

### Bathroom

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, LVT flooring.

### Outside

There is a Driveway to the side providing off road parking. The rear garden has a patio area, lawn area, outside tap, gated side access.

### Estate Charges

Please note Estate Charges Apply. Please confirm all charges 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.