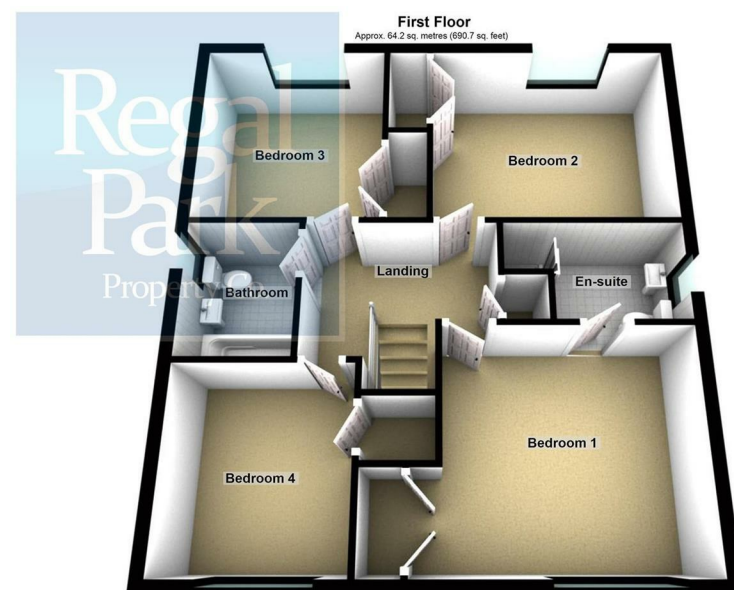




Total area: approx. 155.0 sq. metres (1668.6 sq. feet)



Chippenham Mews, Botolph Green, Peterborough, PE2 7ZB

CUL-DE-SAC* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1/A47

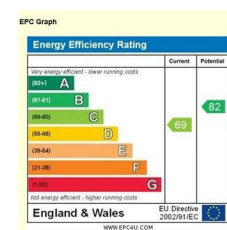
Regal Park are pleased to offer this well presented 4 Bedroom Detached House in the popular location of Botolph Green. The property is situated in a cul-de-sac, close to local amenities and within easy access to A1/A47. The property benefits from 12 Solar Panels and comprises; Entrance Hall, Cloakroom, Lounge, Conservatory, Dining Room, Kitchen. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedrooms 2 & 3 with built in wardrobes, Bedroom 4 with over-stairs storage cupboard, and a Family Bathroom.

There is a Driveway to the front providing off road parking, leading to a Single Garage with power and light connected.

The rear garden is low maintenance with patio areas, gravel area, gated front and rear access. Viewings Highly Recommended.

EPC Rating: C

Price £400,000
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.

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

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



Entrance Hall

Vertical wall mounted radiator, laminate flooring, under-stairs storage cupboard, stairs, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin with cupboard under, close coupled WC, fully tiled walls, heated towel rail, vinyl flooring.

Kitchen

15'11" x 8'10" (4.85m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to front, vinyl flooring, uPVC double glazed obscure door to side, door to:

Dining Room

11'0 x 9'2" (3.35m x 2.79m)

Double wall mounted vertical radiator, laminate flooring, uPVC double glazed bi-fold door to Conservatory, sliding door:

Lounge

13'0" x 15'7" (3.97m x 4.75m)

Two double wall mounted vertical radiators, laminate flooring, telephone point, TV point, uPVC double glazed sliding patio doors to:

Conservatory

12'1" x 23'10"max (3.68m x 7.26mmax)

Half brick and uPVC double glazed construction with uPVC double glazed windows and glass roof, wall mounted double vertical radiator, tiled flooring, uPVC double glazed french double doors to garden.

Stairs and Landing

Fitted carpet, access to part boarded loft with combi boiler, airing cupboard, door to:

Bedroom 1

11'7" x 13'7"max (3.53m x 4.14mmax)

UPVC double glazed window to front, radiator, laminate flooring, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising wash hand basin with drawers under, recessed tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

Bedroom 2

10'2" x 12'8" (3.11m x 3.86m)

UPVC double glazed window to rear, radiator, laminate flooring, TV point, built-in double wardrobe(s).

Bedroom 3

10'2" x 9'10" (3.11m x 3.00m)

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

Bedroom 4

9'4" x 9'0" max (2.84m x 2.74m max)

UPVC double glazed window to front, radiator, laminate flooring, over-stairs storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with under and drawers and close coupled WC, fully tiled walls, uPVC obscure double glazed window to side, heated towel rail, tiled flooring, door to:

Outside

The front has a Driveway providing off road parking, leading to an Integral Single Garage (17'3"x8'4") with power and light connected, metal up and over door. Outside tap at the front.

The rear garden has patio areas, gravel areas, timber shed, gated rear and front access. There is 12 leased Solar Panels on the roof.

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.

