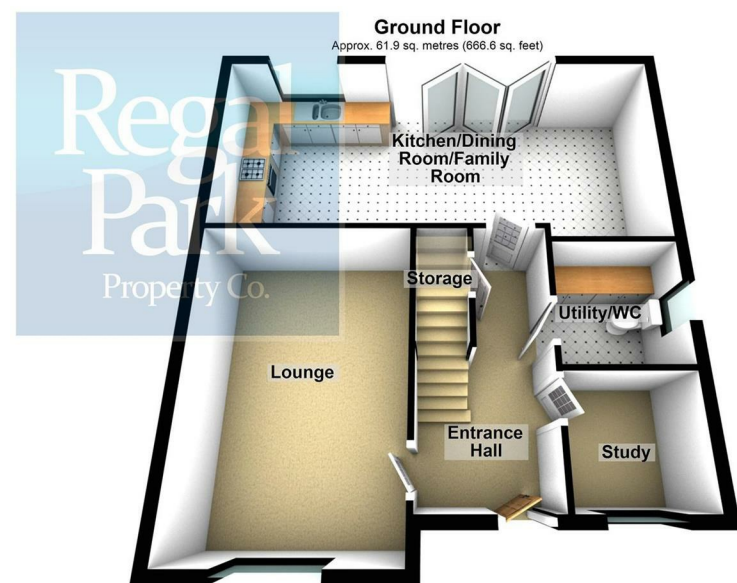
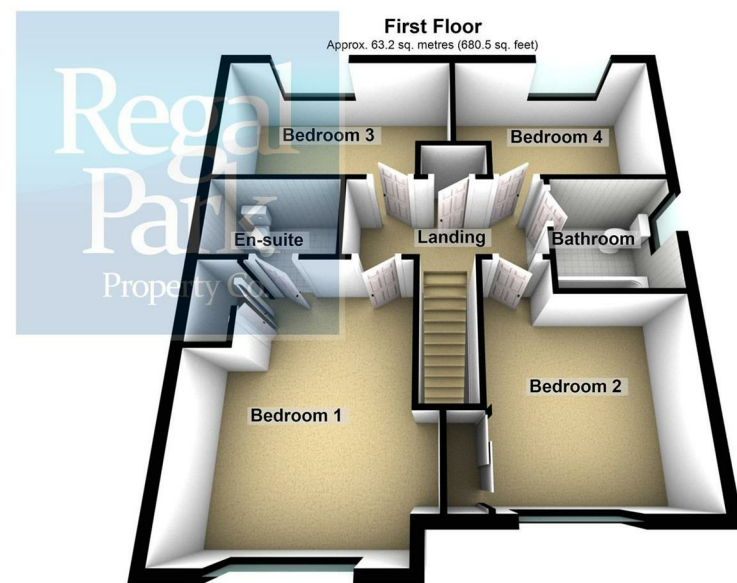




Total area: approx. 125.2 sq. metres (1347.1 sq. feet)

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

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



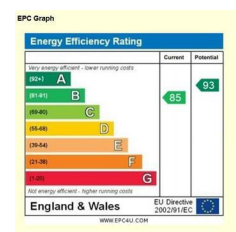
Worthington Grove, Hampton Water, Peterborough, PE7 8SH

SHOW HOME* *ADDITIONAL UPGRADES* *NO CHAIN* *MODERN DEVELOPMENT
Regal Park are pleased to offer this Show Home For Sale. The property is a Bovis Home known as 'The Aspen' and is a 4 Bedroom Detached Family Home. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, Study, Utility/Cloakroom, Kitchen/Dining/Family Room with bi-fold doors to Garden. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobes and Bedrooms 3 & 4 and a Family Bathroom. There is a Driveway to the side providing off road parking, leading to a Single Garage. The rear garden has a patio area, lawn area, raised bedding areas and timber pergola.
Viewings Highly Recommended.
No Chain.

EPC: B

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.



Price £450,000
Freehold



Entrance Hall

Double radiator, LVT flooring, under-stairs storage cupboard with fuse box, stairs, door to:

Lounge

16'6" x 11'1" (5.03m x 3.37m)

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

Study

6'6" x 6'7" (1.98m x 2.00m)

UPVC double glazed window to front, radiator, LVT flooring, telephone point.

Utility/WC

6'8" x 6'7" (2.03m x 2.00m)

With worktop space over cupboards, integrated washing machine, uPVC obscure double glazed window to side, radiator, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, LVT flooring.

Kitchen/Dining Room/Family Room

11'8" x 25'6" max (3.56m x 7.77m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, under-unit lighting, wall mounted concealed boiler with heating timer control, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built in microwave, built-in five ring induction hob with extractor hood over, uPVC double glazed window to rear, two double radiators, LVT flooring, uPVC double glazed tri-fold door to garden.

Stairs and Landing

Fitted carpet, access to loft, storage cupboard, door to:

Bedroom 1

14'8" x 13'1" max (4.47m x 3.99m max)

UPVC double glazed window to front, radiator, fitted carpet, TV point, built-in double wardrobe(s), door to:

En-suite

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

Bedroom 2

10'2" x 10'1" (3.10m x 3.07m)

UPVC double glazed window to front, radiator, fitted carpet, built in wardrobes with mirrored sliding doors.

Bedroom 3

8'0" x 13'5" max (2.44m x 4.09m max)

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

Bedroom 4

8'0" x 11'10" max (2.44m x 3.61m max)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled walls, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage.

The rear garden has a patio area, timber pergola, raised bedding areas, outside tap, outside lighting, outside power socket, gated side access.

Estate Charges

Please note Estate Charges Apply. Please confirm costs 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.

