

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



**Morpeth Road, Netherton, Peterborough, PE3 9PE**  
**Price £295,000**  
**Freehold**

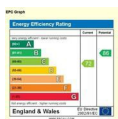
**\*CLOSE TO LOCAL AMENITIES\* \*CLOSE TO JACK HUNT SCHOOL\* \*EASY ACCESS TO A47\***

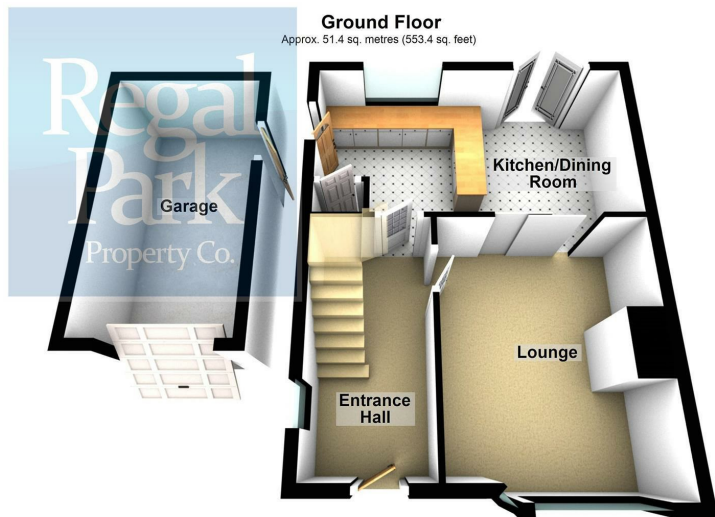
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Netherton. The property is situated close to local amenities and Jack Hunt School and is within easy access to A47. The property comprises; Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms and a Bathroom.

There is a Driveway providing off road parking and a Single Garage and a good size rear garden.

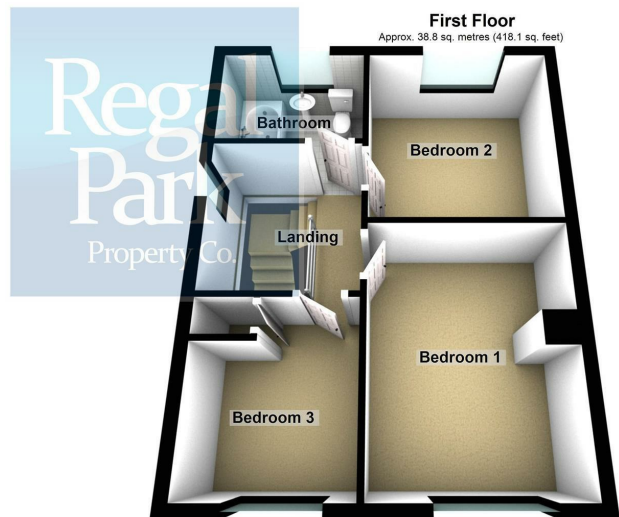
Viewings Highly Recommended.

EPC: C





Total area: approx. 90.3 sq. metres (971.5 sq. feet)



### Entrance Hall

UPVC obscure double glazed window to side, radiator, fitted carpet, telephone point, under-stairs storage cupboard, stairs, door to:

### Lounge

11'0" x 12'11" (3.35m x 3.94m )

UPVC double glazed window to front, double radiator, fitted carpet, TV point, sliding door to:

### Kitchen/Dining Room

9'6" x 17'10" (2.90m x 5.44m )

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, vertical radiator, tiled flooring, under-stairs storage cupboard, uPVC double glazed french double doors to garden, uPVC double glazed obscure door to side.

### Stairs and Landing

UPVC obscure double glazed window to side, fitted carpet, access to loft, door to:

### Bedroom 1

12'10" x 9'10" (3.91m x 3.00m)

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

### Bedroom 2

10'1" x 9'10" (3.08m x 3.00m)

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

### Bedroom 3

8'11" x 7'6" max (2.72m x 2.29m max)

UPVC double glazed window to front, radiator, fitted carpet, over-stairs storage cupboard.

### Bathroom

Fitted with three piece suite comprising 'P' shaped bath with electric shower over, wash hand basin and WC, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

### Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage (8'2" x 15'8") with side personnel door, power and light connected, up and over door. The rear garden has a patio area, gravel area, lawn with mature flowers and trees, greenhouse with water butt, timber shed, gated side access.

### 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.

Disclaimer: 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.