

Peterborough  
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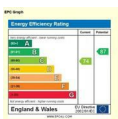
**Sprigs Road, Hampton Hargate, Peterborough, PE7 8FT**  
**Price £245,000**  
**Freehold**

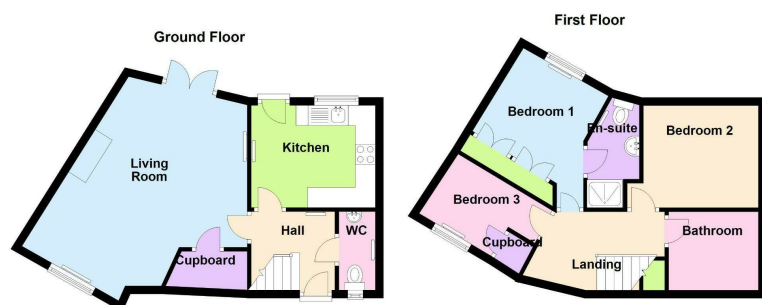
**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*CATCHMENT FOR HAMPTON HARGATE PRIMARY SCHOOL\***

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Hargate. The property was built by Bloor Homes and is situated close to local amenities, Hampton Hargate Primary School and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has the Master Bedroom with two built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

There is a Driveway to the side providing off road parking leading to a Single Garage and low maintenance rear garden.  
Viewings Highly Recommended.

EPC: C





### Entrance Hall

Fitted carpet, double radiator, telephone point, stairs, door to:

### Cloakroom

Fitted with a two piece suite comprising; wash hand basin, WC, radiator, fitted carpet, UPVC obscure double glazed window.

### Kitchen

10'1" x 8'7" (3.07m x 2.62m)

Fitted with a matching range of base, drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, concealed boiler, integrated fridge/freezer, plumbing for washing machine, fitted oven and 4 ring gas hob with extractor hood over, UPVC double glazed window, radiator, vinyl flooring, door to garden.

### Lounge

16'5" x 16'6" max irregular shape (5.00m x 5.03m max irregular shape)

UPVC double glazed window, two radiators, electric fire, TV point, telephone point, under-stairs storage cupboard, fitted carpet, UPVC double glazed french doors to garden.

### Stairs and Landing

UPVC double glazed window, fitted carpet, storage cupboard with hot water cylinder, door to:

### Bedroom 1

8'4" x 9'1" (2.54m x 2.77m)

UPVC double glazed window, radiator, telephone point, fitted carpet, two built in double wardrobes, door to:

### En Suite

Fitted with three piece suite comprising, pedestal wash hand basin, WC, shower cubicle, radiator, shaver point.

### Bedroom 2

8'6" x 9'3" (2.59m x 2.82m)

UPVC double glazed window, radiator, fitted carpet.

### Bedroom 3

8'7" x 5'10" (2.62m x 1.78m)

UPVC double glazed window, radiator, fitted carpet, storage cupboard.

### Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and WC, shaver point, radiator, fitted carpet, UPVC obscure double glazed window.

### Outside

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

The rear garden has a patio area, artificial grass, outside tap, gravel areas, gated 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.