

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

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



**Burwell Reach, Botolph Green, Peterborough, PE2 7ZE**  
**Price £300,000**  
**Freehold**

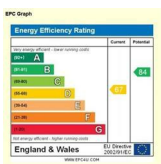
**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*NO CHAIN\***

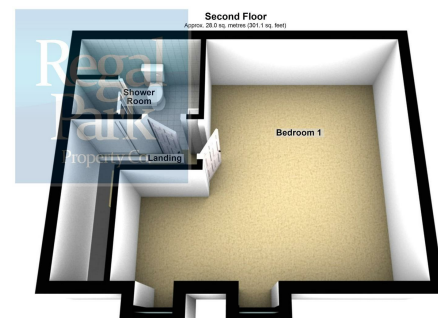
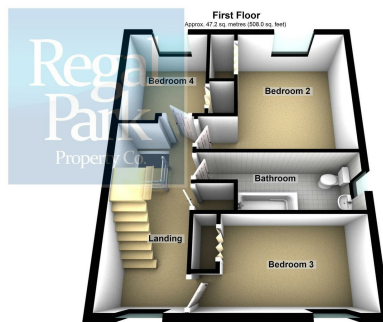
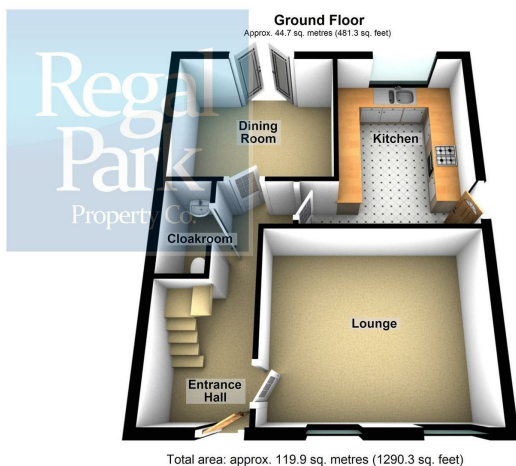
Regal Park are pleased to offer this well presented 4 Bedroom Semi Detached House in the popular location of Botolph Green. The property is situated close to local amenities and the city centre and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen. The first floor has Bedrooms 2, 3 & 4 and a Bathroom.

The top floor has the Bedroom 1 and a Shower Room.  
There is a Driveway & Garage and enclosed rear garden.  
Viewings Highly Recommended.

No Chain.

EPC: D





### Entrance Hall

Radiator, laminate flooring, telephone point, stairs, door to:

### Lounge

11'5" x 13'5" (3.49m x 4.09m)

Two uPVC double glazed windows to front, double radiator, fitted carpet, telephone point, TV point.

### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and WC, half height tiling to all walls, radiator, vinyl flooring.

### Dining Room

9'3" x 10'9" (2.82m x 3.28m)

Radiator, laminate flooring, uPVC double glazed french double doors to garden.

### Kitchen

12'6" x 8'9" (3.81m x 2.67m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, space for fridge and dishwasher, fitted eye level electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, stable door to side.

### First Floor and Landing

UPVC double glazed window to front, radiator, stairs, door to:

### Bedroom 2

12'0" x 10'2" (3.66m x 3.10m )

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

### Bedroom 3

7'2" x 11'5" (2.18m x 3.48m )

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s) with folding mirrored doors.

### Bedroom 4

9'4" x 7'5" max (2.84m x 2.26m max)

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

### Bathroom

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

### Second Floor and Landing

Fitted carpet, access to loft, door to:

### Bedroom 1

14'11" x 16'11" max (4.55m x 5.16m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, telephone point, TV point, velux skylight.

### Shower Room

Fitted with three piece suite comprising tiled shower area with fitted shower over, wash hand basin with cupboards under and close coupled WC, tiled surround, heated towel rail, vinyl flooring.

### Outside

The rear garden has a patio area, laid to lawn.

There is a Driveway & Garage with rear personnel door.

### 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.