

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

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



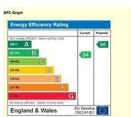
Lockwood Way, Hampton Water, Peterborough, PE7 8QQ
Offers in excess of £260,000
Freehold

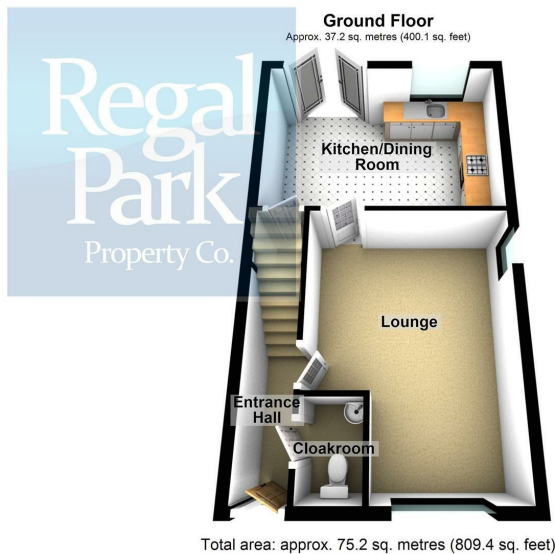
CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Water. The property was built in 2019 by Barratt Homes and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room. The Master Bedroom has an En-Suite, 2 further Bedrooms and a Bathroom.

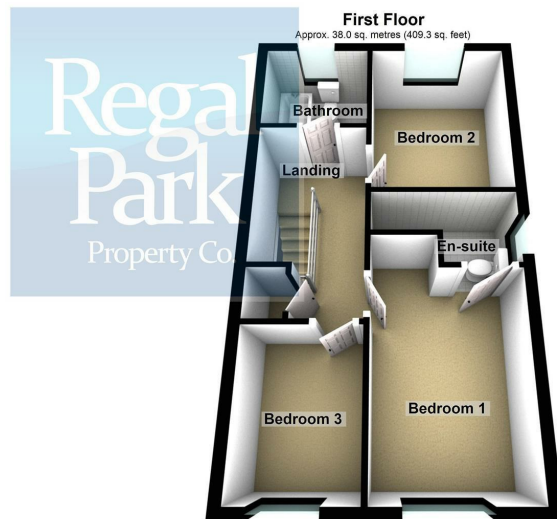
There is a Driveway providing off road parking and enclosed rear garden. Viewings highly Recommended.

EPC: B





Total area: approx. 75.2 sq. metres (809.4 sq. feet)



Entrance Hall

Radiator, LVT flooring, stairs, doors to:

Cloakroom

Fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

Lounge

16'1" x 11'9" max (4.90m x 3.58m max)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, LVT flooring, telephone point, TV point, door to:

Kitchen/Dining Room

10'5" x 14'11" max (3.18m x 4.55m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, slimline dishwasher, washer dryer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

Landing

Over-stairs storage cupboard, radiator, fitted carpet, door to:

Bedroom 1

13'10" x 8'5" max (4.22m x 2.57m max)

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

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled double shower cubicle with fitted power shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, vinyl flooring.

Bedroom 2

10'1" x 8'5" (3.07m x 2.57m)

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

Bedroom 3

8'8" x 6'3" (2.65m x 1.91m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

Outside

There is a Driveway to the side providing off road parking.

The rear garden has a patio area, laid to lawn, further patio area, timber shed, outside tap, outside lighting, gated side access.

Estate Charges

Please note Estate Management Charges apply. The vendors have advised an estimated cost of £352.00 per annum.

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.