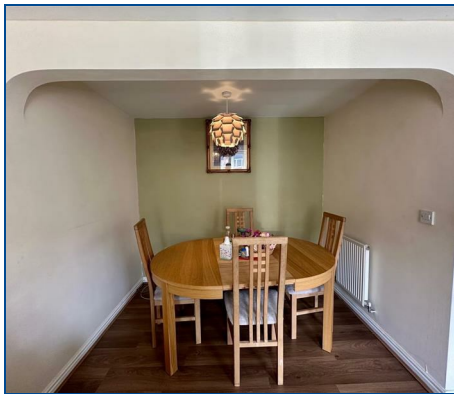


Peterborough
Telephone: 01733 560 650
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Clayburn Road, Hampton Centre, Peterborough, PE7 8GL
Price £260,000
Freehold

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *2 EN-SUITE BEDROOMS* *FAMILY ROOM* *NO CHAIN

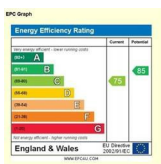
Regal Park are pleased to offer this well presented 3 Bedroom 3 Storey Town House in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Bedroom 2 with built in wardrobes and En-Suite, Family Room, Utility Room. The first floor has the Lounge/Dining Room and Kitchen/Breakfast Room. The top floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 3 and a Bathroom.

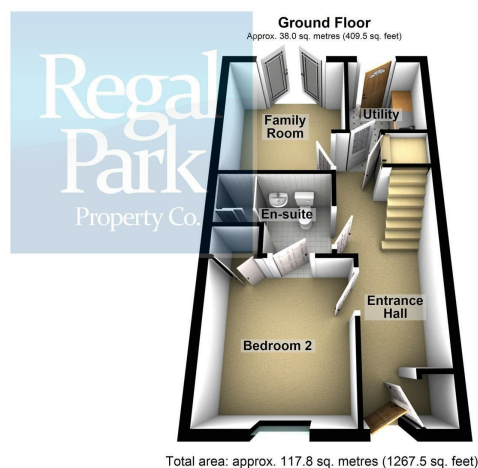
There is an enclosed rear garden and Driveway & Single Garage in a block to the rear, access via Harn Road.

Viewings Highly Recommended.

No Chain.

EPC: C





Total area: approx. 117.8 sq. metres (1267.5 sq. feet)



Entrance Hall

Two radiators, laminate flooring, telephone point, storage cupboard, under-stairs storage cupboard, stairs, door to:

Bedroom 2

10'0" x 9'7" (3.05m x 2.92m)

UPVC double glazed window to front, radiator, fitted carpet, 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, tiled surround, shaver point, double radiator, vinyl flooring, door to hallway.

Family Room

9'11" x 9'1" (3.02m x 2.77m)

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

Utility

6'3" x 6'2" (1.91m x 1.88m)

With worktop space over, stainless steel sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, radiator, vinyl flooring, door to garden.

First Floor and Landing

Radiator, fitted carpet, stairs, door to:

Lounge/Dining Room

16'5" x 16'0" max (5.00m x 4.88m max)

UPVC double glazed window to front, double radiator, single radiator, fitted carpet, telephone point, TV point, uPVC double glazed french double doors juliet balcony.

Kitchen/Breakfast Room

9'11" x 16'0" max (3.02m x 4.88m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, two uPVC double glazed windows to rear, radiator, tiled flooring.

Second Floor and Landing

Radiator, fitted carpet, access to loft, storage cupboard with hot water cylinder, door to:

Bedroom 1

10'11" x 16'0" (3.33m x 4.88m)

Two uPVC double glazed windows to front, double radiator, fitted carpet, telephone point, TV point, two built-in double wardrobes, 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, tiled surround, shaver point, radiator.

Bedroom 3

11'6" x 8'8" max (3.51m x 2.64m max)

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

Bathroom

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

Outside

The rear garden has a patio area, outside tap, lawn area, gated rear access. There is a Driveway & Single Garage in a block at the rear, access via Harn Road.

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.

Charges

Please note the vendor has advised there is a charge to RMG Estates of approx £178 per annum. Please confirm all charges with your Solicitors before making an offer.

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.