

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



Ashwell Close, Hampton Centre, Peterborough, PE7 8PQ
Offers in excess of £205,000
Freehold

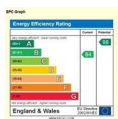
IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO LOCAL AMENITIES* *NO CHAIN

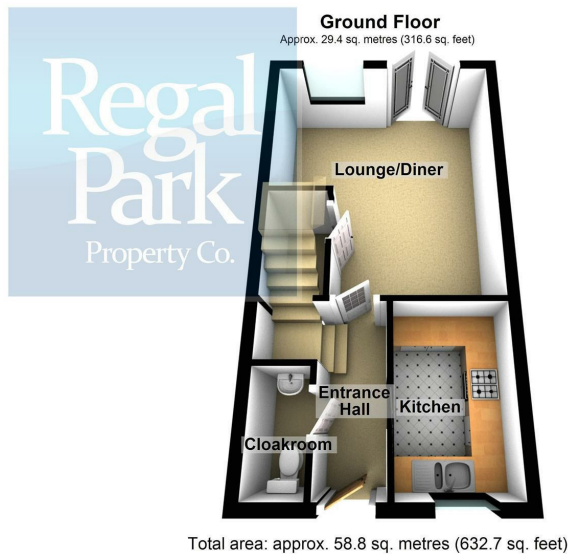
Regal Park are pleased to offer this well presented 2 Bedroom Mid Terrace House in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen with integrated appliances, Lounge/Dining Room. The first floor has 2 Double Bedrooms and a Bathroom.

There are 2 parking spaces at the front of the property and enclosed rear garden. Viewings Highly Recommended.

No Chain.

EPC: B





Entrance Hall

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

Cloakroom

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

Kitchen

9'4" x 5'11" (2.84m x 1.81m)

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, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, tiled flooring.

Lounge/Diner

14'11" x 12'9" max (4.55m x 3.89m max)

UPVC double glazed window to rear, two radiators, laminate flooring, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

Stairs and Landing

Radiator, fitted carpet with smoke detector.

Bedroom 1

8'3" x 12'9" (2.52m x 3.89m)

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

Bedroom 2

9'2" x 12'9" max (2.79m x 3.89m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, over-stairs storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, shaver point, radiator, vinyl flooring.

Outside

There are two parking spaces at the front of the property. The rear garden has a patio area, lawn area, gravel area, timber pergola, outside tap, power socket, timber shed, gated rear 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.