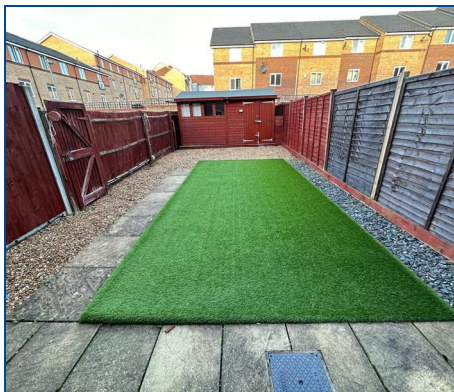


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Osier Avenue, Hampton Centre, Peterborough, PE7 8GU
Price £250,000
Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *NO CHAIN

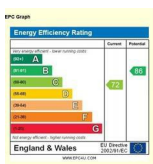
Regal Park are pleased to offer this well presented 3 Double Bedroom Townhouse in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room. The first floor has the Lounge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

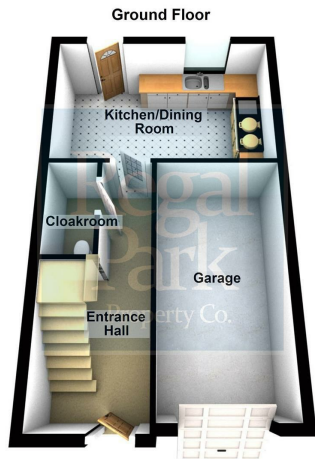
There is a Driveway providing off road parking and Single Integral Garage. Enclosed low maintenance rear garden.

Viewings Highly Recommended.

No Chain.

EPC: C





Entrance Hall

Radiator, karndean flooring, smoke detector, under-stairs storage cupboard, stairs.

Cloakroom

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

Kitchen/Dining Room

9'5" x 14'10" (2.87m x 4.52m)

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, built-in fridge/freezer, dishwasher and washing machine, fitted range cooker range with seven ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, tiled flooring, CO2 detector, telephone point, door to garden.

First Floor and Landing

UPVC double glazed window to front, radiator, fitted carpet, smoke detector, stairs.

Lounge

15'7" x 14'11" max (4.75m x 4.55m max)

Two uPVC double glazed windows to rear, three radiators, fitted carpet, telephone point, TV point, electric fire with surround.

Bedroom 3

9'11" x 8'10" (3.02m x 2.69m)

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

Second Floor and Landing

Fitted carpet, smoke detector, access to loft.

Bedroom 1

13'1" x 9'0" (3.99m x 2.74m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, built-in wardrobe(s), telephone point.

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, half height tiling to all walls, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

Bedroom 2

14'11" x 10'2" max (4.55m x 3.10m max)

Two uPVC double glazed windows to front, two radiators, fitted carpet, over-stairs storage cupboard, cupboard housing hot water cylinder.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, tiled surround, pedestal wash hand basin and low-level WC, tiling to all walls, shaver point, radiator, vinyl flooring, UPVC obscure double glazed window to side.

Outside

There is a Driveway to the front of the property providing off road parking, leading to an Integral Single Garage with power and lighting. The rear garden has a patio area, outside tap, artificial grass, laid to gravel, gated side access. There is a solid timber oversized cabin/workshop with concrete base and power and lighting.

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.

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.