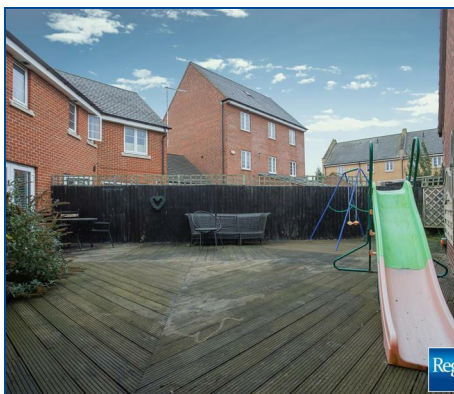


Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX

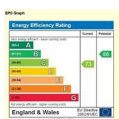


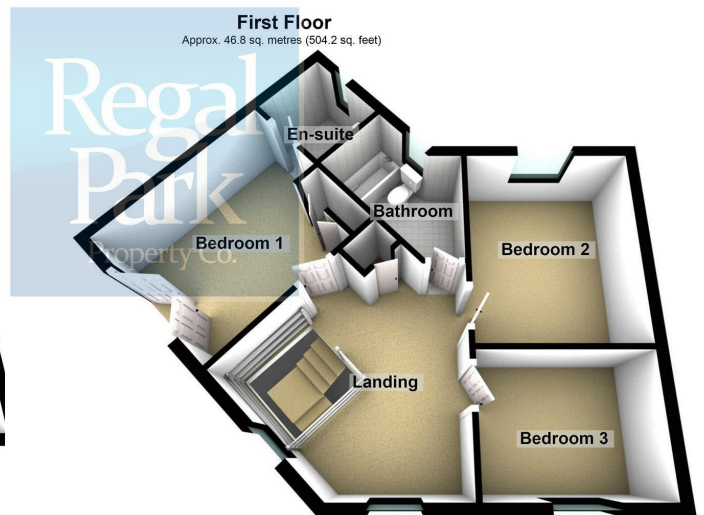
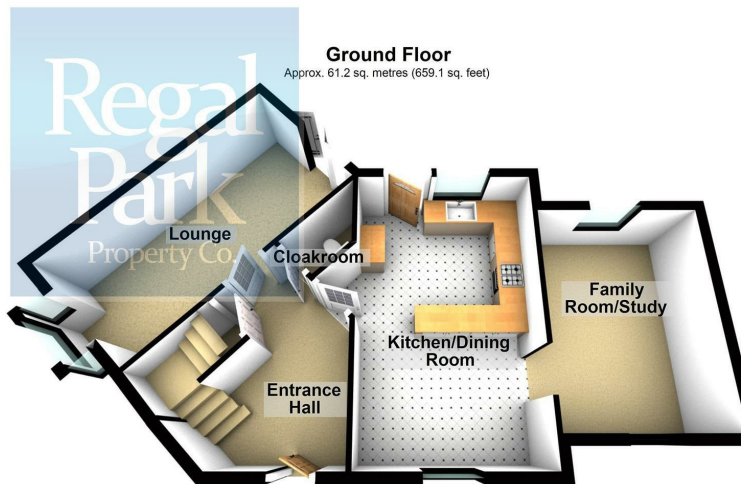
Wayside Crescent, Hampton Vale, Peterborough, PE7 8HY
Price £265,000
Freehold

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *NO CHAIN
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Family Room/Study (formerly Garage), Master Bedroom with built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

There is parking to the front of the property and enclosed rear garden.
Viewings Highly Recommended.
No Chain.

EPC: C





Total area: approx. 108.1 sq. metres (1163.3 sq. feet)

Entrance Hall

Laminate flooring, radiator, tiled flooring, under-stairs storage cupboard, door to:

Cloakroom

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

Lounge

9'11" x 18'8" (3.02m x 5.69m)

UPVC box window to front, two radiators, vinyl flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

Kitchen/Dining Room

17'8" x 11'5" max (5.38m x 3.48m max)

Fitted with a matching range of base and eye level units with worktop space over, steel sink unit with mixer tap, wall mounted concealed boiler, space for fridge/freezer, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front and rear, laminate flooring, door to garden, open to:

Family Room/Study (Formerly Garage)

14'8" x 10'1" (4.47m x 3.07m)

UPVC double glazed window to front and rear, double radiator, laminate flooring.

Stairs and Landing

UPVC double glazed window to front, cupboard with hot water cylinder, radiator, fitted carpet, door to:

Bedroom 1

12'10" x 10'0" (3.91m x 3.05m)

UPVC double glazed double doors to juliet balcony, built in wardrobes, fitted carpet, TV point, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand

basin, tiled shower cubicle with fitted shower over and close coupled WC, uPVC obscure double glazed window to rear, radiator, vinyl flooring, shaver point.

Bedroom 2

10'1" x 9'3" (3.07m x 2.82m)

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

Bedroom 3

7'3" x 9'4" (2.21m x 2.84m)

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

Bathroom

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

Outside

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.