

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



Hargate Way, Hampton Hargate, Peterborough, PE7 8FL
Offers in excess of £140,000
Freehold

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

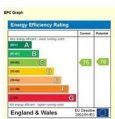
Regal Park are pleased to offer this well presented 1 Bedroom Coach House in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, open plan Lounge/Kitchen/Breakfast Room, Bedroom and Bathroom.

There is a Driveway & Single Garage to the rear of the property.

Viewings Highly Recommended.

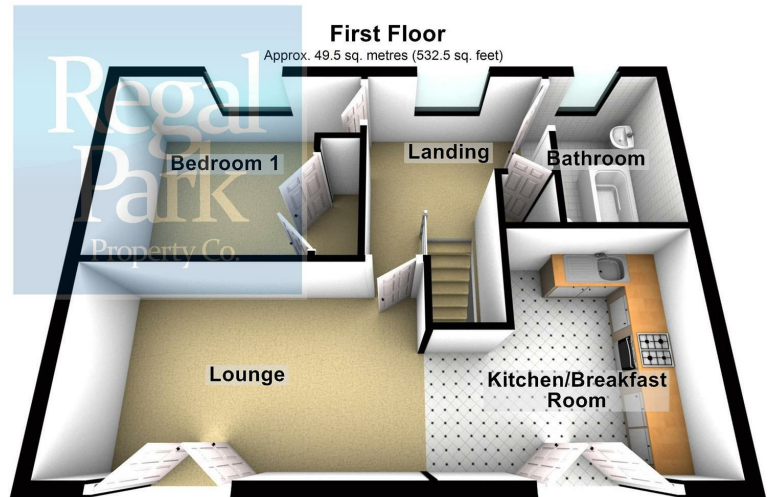
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EPC: C





Total area: approx. 52.5 sq. metres (565.5 sq. feet)



Entrance Hall

Matwell, fitted carpet on stairs.

Landing

UPVC double glazed window to rear, double radiator, fitted carpet, storage cupboard, door to:

Lounge

9'1" x 15'5" (2.77m x 4.69m)

Double radiator, fitted carpet, TV point, uPVC double glazed double doors juliet balcony, open plan to:

Kitchen/Breakfast Room

10'9" x 11'11" max (3.28m x 3.63m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, wall mounted combination boiler, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double radiator, vinyl flooring, uPVC double glazed french double doors juliet balcony.

Bedroom 1

9'10" 10'1" (3.00m 3.07m)

UPVC double glazed window, radiator, fitted carpet, built-in double wardrobe(s).

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, radiator, vinyl flooring.

Outside

There is a Driveway & Single Garage to the rear of the property.

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.