

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

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



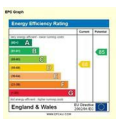
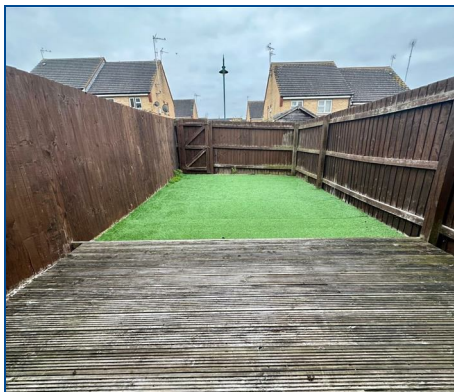
St. Katherines Mews, Hampton Hargate, Peterborough, PE7 8BA

£1,250 Per month

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *AVAILABLE NOW
Regal Park are pleased to offer this well presented 3 Bedroom Townhouse in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and catchment for Hampton Hargate Primary School which is Ofsted Outstanding. The property comprises; Entrance Hall, Kitchen/Breakfast Room. The first floor has the Lounge, Bedroom 3 and Cloakroom. The top floor has the Master Bedroom with En-Suite, Bedroom 2 and a Bathroom.

There is a Driveway and Integral Garage and enclosed rear garden.
Viewings Highly Recommended.

EPC: D





Entrance Hall

Double radiator, laminate flooring, telephone point, smoke detector, stairs, door to integral garage, door to:

Kitchen/Breakfast Room

11'6" x 11'10" (3.51m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, wall mounted boiler with heating timer control, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, laminate flooring, uPVC double glazed obscure door to garden, under-stairs storage cupboard.

First Floor and Landing

Storage cupboard, fitted carpet, stairs, door to:

Lounge

13'0" x 11'10" (3.96m x 3.61m)

Double radiator, laminate flooring, telephone point, TV point, uPVC double glazed double doors to juliet balcony to front.

Bedroom 3

8'10" x 11'10" (2.69m x 3.61m)

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

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and WC, tiled splashbacks, radiator, vinyl flooring.

Second Floor and Landing

Storage cupboard, fitted carpet, access to loft, door to:

Bedroom 1

11'11" x 11'10" (3.63m x 3.61m)

UPVC double glazed window to front, radiator, laminate flooring, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower cubicle with fitted shower over, pedestal wash hand basin and close coupled WC, tiled flooring, fully tiled walls.

Bedroom 2

8'10" x 11'10" (2.69m x 3.61m)

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

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, radiator, vinyl flooring.

Outside

There is a Driveway to the front providing off road parking, leading to an Integral single garage with power and light connected, plumbing for washing machine, metal up and over door.

The rear garden has a decking area, artificial grass, outside tap, gated rear access.