

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



**Wilton Avenue, Hampton Gardens, Peterborough, PE7 8RU**  
**Price £310,000**  
**Freehold**

\*POPULAR MODERN DEVELOPMENT\* \*CUL-DE-SAC\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\*

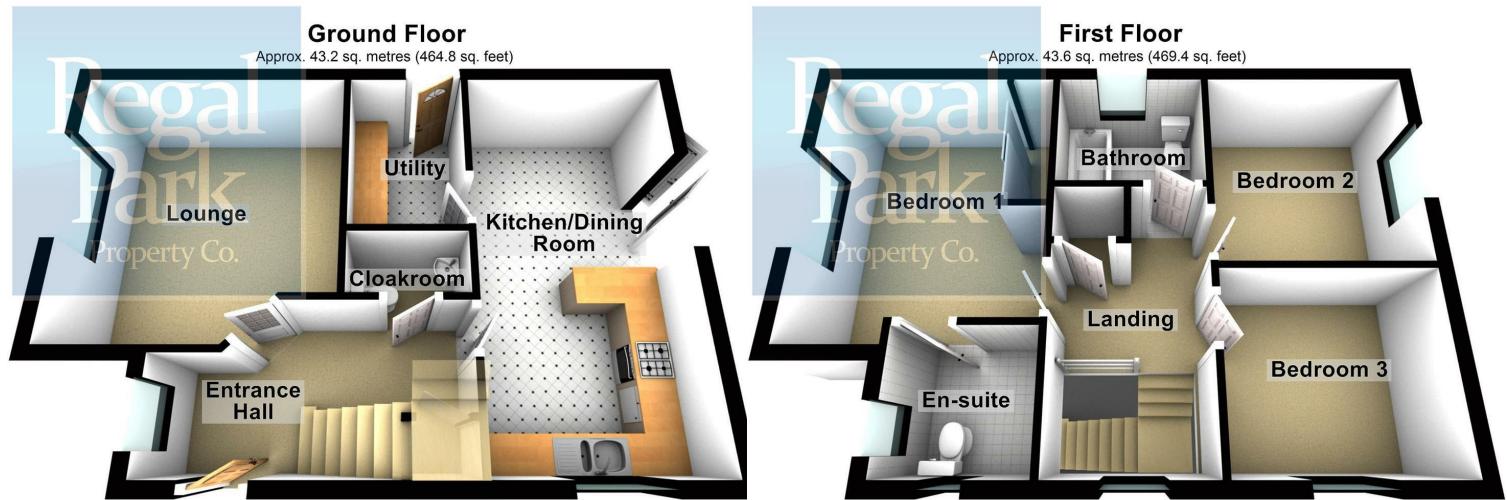
Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Gardens. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Utility. The first floor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

There is a Driveway to the side providing off road parking and enclosed rear garden.

Viewings Highly Recommended.

EPC: B





Total area: approx. 86.8 sq. metres (934.1 sq. feet)

## Entrance Hall

### Lounge

12'11" x 12'2" max (3.94m x 3.71m max)

### Cloakroom

### Kitchen/Dining Room

18'0" x 9'2" (5.49m x 2.79m )

### Utility

7'7" x 5'3" (2.32m x 1.60m)

### Stairs and Landing

### Bedroom 1

12'10" x 10'9" max (3.91m x 3.28m max)

### En-suite

### Bedroom 2

9'4" x 9'6" (2.84m x 2.90m)

### Bedroom 3

8'4" x 9'6" (2.53m x 2.90m)

### Bathroom

### 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.