

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



Houghton Avenue, Park Farm, Peterborough, PE2 8UR
Price £360,000
Freehold

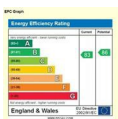
CUL-DE-SAC* *CLOSE TO LOCAL AMENITIES

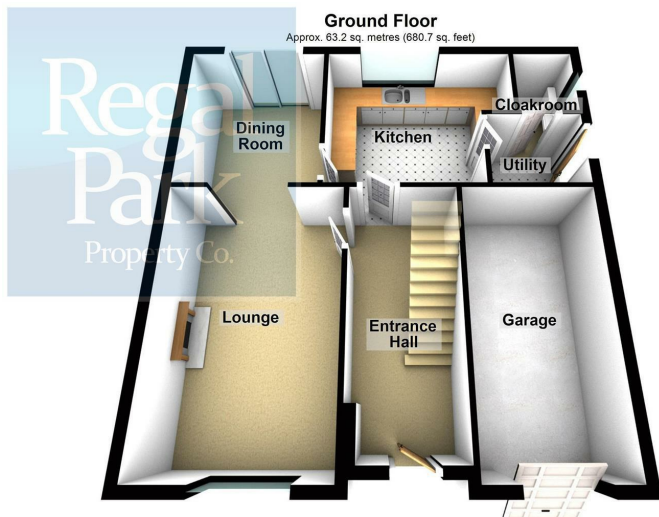
Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Park Farm. The property is situated in a cul-de-sac, close to local amenities and comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedrooms 2 & 3 with built in wardrobes, Bedroom 4 and a Bathroom.

There is a Driveway to the front providing off road parking leading to a Single Integral Garage and enclosed rear garden.

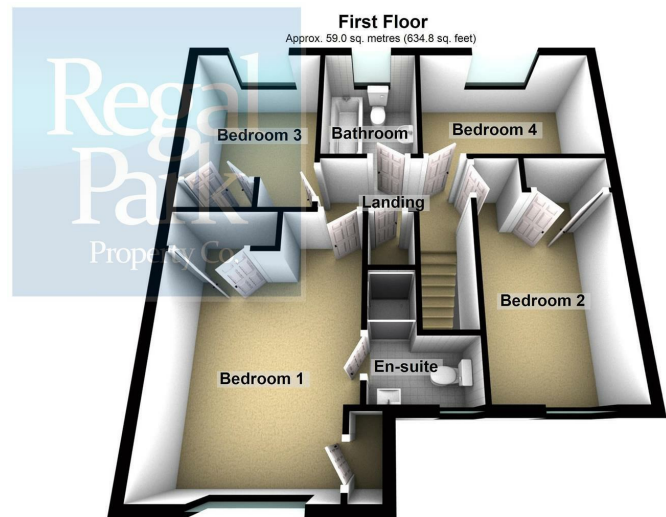
Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 122.2 sq. metres (1315.5 sq. feet)



Entrance Hall

Double radiator, LVT flooring, under-stairs storage cupboard, stairs, door to:

Lounge

16'5" x 10'7" (5.00m x 3.22m)

UPVC double glazed window to front, fireplace with surround, double radiator, LVT flooring, telephone point, TV point, open to:

Dining Room

10'0" x 8'11" (3.04m x 2.72m)

Radiator, LVT flooring, uPVC double glazed sliding patio doors to garden, door to:

Kitchen

10'0" x 12'3" max (3.05m x 3.73m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring induction hob with pull out extractor hood over, uPVC double glazed window to rear, LVT flooring, door to:

Utility

5'0" x 6'1" (1.53m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, LVT flooring, uPVC double glazed door to side, door to:

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin with cupboards under and WC with hidden cistern, heated towel rail, LVT flooring.

First Floor and Landing

Fitted carpet, storage cupboard with wall mounted boiler, door to:

Bedroom 1

11'3" x 15'6" max (3.43m x 4.72m max)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s), further additional wardrobe, door to:

En-Suite

Fitted with three piece suite comprising wash hand basin with cupboards under, recessed tiled shower cubicle with fitted shower over and close coupled, fully tiled walls, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

Bedroom 2

8'3" x 12'0" (2.51m x 3.66m)

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

Bedroom 3

9'1" x 8'1" (2.77m x 2.46m)

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

Bedroom 4

7'7" x 11'3" (2.32m x 3.43m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to rear, 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, metal up and over door.

The rear garden has a decking area, artificial grass, gravel area, soft bark play area, outside socket, outside tap, gated access to front.

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.