



Vars Road, Hampton Hargate Peterborough PE7 8HJ

welcome to

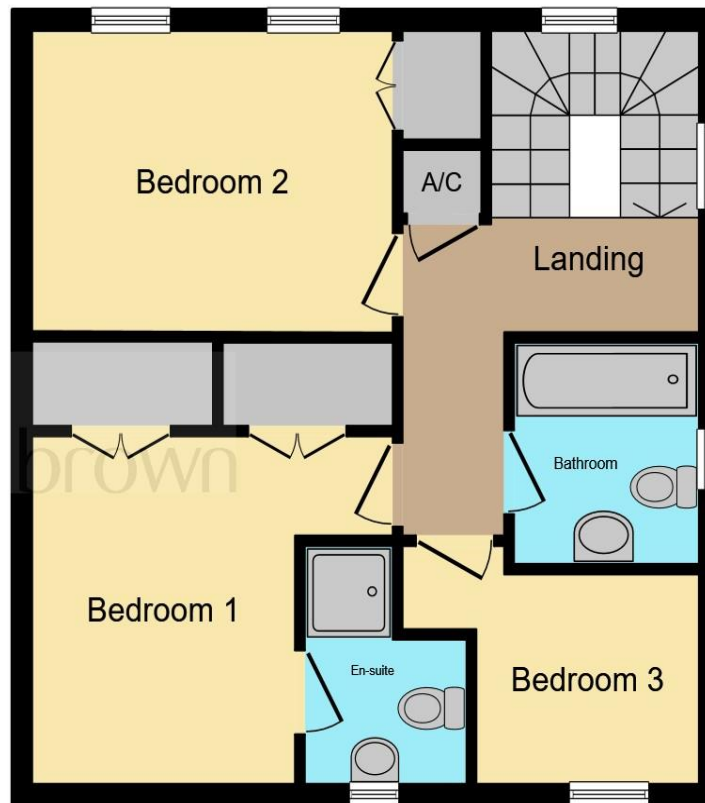
Vars Road, Hampton Hargate Peterborough

This Three Bedroom FAMILY HOME is ideally placed, CLOSE to good schools, shops and lots of open spaces with nice walks and lakes. It boasts En Suite and cupboards to the Master Bedroom, separate Living & Dining Rooms, Drive Way Parking / Garage and modern Kitchen and Bathrooms!





Ground Floor



First Floor

Hallway

Cloakroom

Kitchen

12' x 9' 4" (3.66m x 2.84m)

Dining Room

10' 8" x 9' (3.25m x 2.74m)

Lounge

15' 2" x 12' 5" (4.62m x 3.78m)

Master Bedroom

11' 9" x 9' 2" (3.58m x 2.79m)

En Suite

Bedroom 2

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom 3

9' 6" x 7' (2.90m x 2.13m)

Family Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Vars Road, Hampton Hargate Peterborough

- REDUCED FROM £319,000
- Well presented Detached Three Bedroom Home in Hampton Hargate ,
Separate Living and Dining Rooms
- Current sitting tenant would also be suitable for a Buy to Let investor
- Driveway Parking and Garage
- Recent Redecoration and Landscape garden
- No Forward Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE103573



Property Ref:
FLE103573 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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