



Ruster Way, Hampton Hargate, Peterborough, PE7 8HL



welcome to
Ruster Way, Hampton Hargate
Peterborough

- SOLD WITH NO CHAIN
- SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EN-SUITE TO THE MASTER

Tenure: Freehold EPC Rating: B

offers in excess of
£260,000

*****SOLD WITH NO CHAIN*****

Family home comprising: entrance hall, cloakroom, lounge, dining room kitchen/breakfast room, master bedroom with en-suite shower room, bedrooms two and three and a family bathroom. Outside provides a driveway leading to a single garage and enclosed garden



Entrance Hall

Lounge

15' x 12' 2" (4.57m x 3.71m)

Dining Room

10' 8" x 8' 8" (3.25m x 2.64m)

Kitchen

11' 1" x 9' 3" (3.38m x 2.82m)

Cloakroom

Landing

Master Bedroom

11' 9" x 9' (3.58m x 2.74m)

En-Suite

Bedroom Two

12' 4" x 9' 5" (3.76m x 2.87m)

Bedroom Three

6' 9" x 6' 11" (2.06m x 2.11m)

Family Bathroom

view this property online williamhbrown.co.uk/Property/FLE104165



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.

Property Ref:

FLE104165 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk