

Tilgate Road, Hampton Water Peterborough PE7 8QT

welcome to

Tilgate Road, Hampton Water Peterborough

- THREE BEDROOMS
- STILL IN NHBC WARRANTY
- DRIVEWAY
- EN-SUITE TO MASTER
- GARAGE

Tenure: Freehold EPC Rating: B

£320,000

This three bedroom semi-detached home located on a sought after development offers; two reception rooms, open plan kitchen, en-suite to the master bedroom. This home would make an ideal family home, it is still in it NHBC warranty and offers both a drive and garage. We strongly advise viewings on this property!

Tilgate Road is situated in the ever-popular area of Hampton Water, there is an array of lakes surrounding this area with nature walks and a country park within walking distance for people who enjoy the outdoors. As you enter this well-regarded development there is a wakeboard park, which is accessible to the public. There is a range of schools located within walking distance of the property as-well as Serpentine Shopping Centre and Yaxley Village.

There are currently tenants in situ in this property, contact our branch for more information!

view this property online williamhbrown.co.uk/Property/FLE104270



Property Ref: FLE104270 - 0005 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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01733 896598



fletton@williamhbrown.co.uk



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



williamhbrown.co.uk