



Ruster Way, Hampton Hargate, Peterborough PE7 8HL

welcome to

Ruster Way, Hampton Hargate Peterborough

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

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

£325,000

view this property online williamhbrown.co.uk/Property/FLE104494



Property Ref:
FLE104494 - 0002

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.

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.

*****COMING SOON TO THE MARKET*****

William H Brown is please to offer this spacious four bedroom detached family home located in popular Hampton Hargate area. This lovely family home briefly comprises of entrance hall, lounge, study, kitchen and cloakroom to the ground floor. Four bedrooms, with en-suite to the master and a family bathroom to the first floor.

On the outside there is garage and drive to the side of the property and good size, enclosed garden to the rear.

This proper is located within walking distance to all local school and amenities as well as easy access to A1 and other major road links.

We will be running the an OPEN HOUSE on this lovely home on Saturday the 27th of September.

Please call Fletton branch for more details on 01733896598!

Entrance Hall

Lounge

16' 9" x 11' (5.11m x 3.35m)

Study

10' 1" x 7' 4" (3.07m x 2.24m)

Dining Room

11' x 9' (3.35m x 2.74m)

Kitchen

17' 9" x 11' 3" (5.41m x 3.43m)

WC

Landing

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

En-Suite

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom Three

10' 9" x 9' 4" (3.28m x 2.84m)

Bedroom Four

8' 1" x 8' 6" (2.46m x 2.59m)

Familv Bathroom



william h brown



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