

**Eagle Way, Hampton Vale, Peterborough, PE7 8EL** 



## welcome to

## **Eagle Way, Hampton Vale, Peterborough**

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

William H Brown is pleased to offer this lovely, four bedroom terraced home located in popular Hampton area. Briefly comprises of entrance, lounge, kitchen, utility room, dining room and conservatory. four bedrooms, en-suite and a family bathroom as well as garage and drive.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

## Lounge

16' 5" x 10' 3" ( 5.00m x 3.12m )

## **Dining Room**

9' 3" x 9' 3" ( 2.82m x 2.82m )

#### Kitchen

9' 6" x 9' 9" ( 2.90m x 2.97m )

## **Utility Room**

6' 4" x 4' 7" ( 1.93m x 1.40m )

#### WC

#### Conservatory

10' 3" x 9' 9" ( 3.12m x 2.97m )

### Landing

#### **Bedroom One**

1' 2" x 10' 5" ( 0.36m x 3.17m )

#### **En-Suite**

#### **Bedroom Two**

10' 5" x 9' 3" ( 3.17m x 2.82m )

#### **Bedroom Three**

9' 4" x 6' 2" ( 2.84m x 1.88m )

#### **Bedroom Four**

9' 6" x 6' 2" ( 2.90m x 1.88m )

## **Family Bathroom**

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- SOLD WITH NO CHAIN
- TERRACE HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- EN-SUITE TO THE MASTER

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £280,000







Tudor Ave Eagle Way Playgrou
Peregrine St

Sparrow Rd

Jury Rd

Case St

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/FLE104714



Property Ref: FLE104714 - 0007 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.



fletton@williamhbrown.co.uk



william h brown

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



01733 896598

