



**Tilgate Road, Hampton Water Peterborough PE7 8QT**



**welcome to**

**Tilgate Road, Hampton Water Peterborough**

A very well presented, almost as new, home which offers deceptively spacious accommodation to comprise: entrance hall, lounge / kitchen, two double bedrooms and bathroom as well as off road parking and an enclosed garden. must be viewed to appreciate.



### **Entrance Lobby**

Stairs to first floor.

### **Kitchen / Lounge**

18' 7" x 13' extending to ( 5.66m x 3.96m extending to )  
Double glazed windows to the front & rear with double glazed doors to the rear opening to Juliet balcony. Sink drainer set into work surface, further work surfaces with cupboards & drawers below & range of wall mounted storage cupboards, peninsula unit, fitted oven & hob, fridge freezer, dishwasher & washing machine.

### **Bedroom 1**

11' 2" x 10' 3" plus doorway ( 3.40m x 3.12m plus doorway )  
Double glazed window to the rear, radiator.

### **Bedroom 2**

12' 6" x 9' 8" plus doorway ( 3.81m x 2.95m plus doorway )  
Double glazed window to the rear, radiator.

### **Bathroom**

Frosted double glazed window to the front, close coupled wc, hand wash basin, panel bath with shower & screen, radiator.

### **Outside The Property**

To the front, there is off road parking. The garden is to be found to the rear of the property and is enclosed by fencing with gated access.

### **Agent Note**

The developers advised from new - service charge was £524.90 annually and the estate charge was £285.57.



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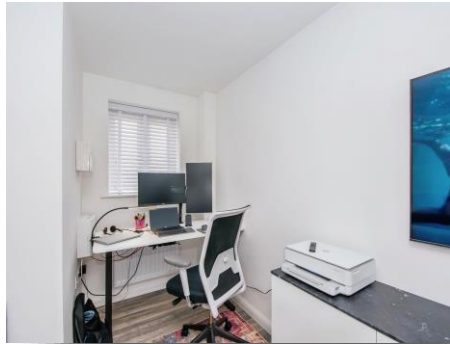
## Tilgate Road, Hampton Water Peterborough

- lounge / kitchen
- two double bedrooms
- bathroom
- off road parking
- enclosed garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108312 - 0008

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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.



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