

Tilgate Road, Hampton Water Peterborough PE7 8QT



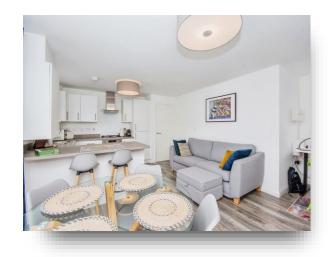
welcome to

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 ($3.40 \mathrm{m} \ \mathrm{x} \ 3.12 \mathrm{m}$ plus doorway)

Double glazed window to the rear, radiator.

Bedroom 2

12' 6" x 9' 8" plus doorway ($3.81 \, \text{m} \times 2.95 \, \text{m}$ 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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- lounge / kitchen
- two double bedrooms
- bathroom
- off road parking
- enclosed garden COUNCIL TAX BAND B

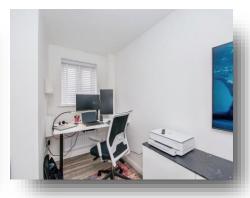
Tenure: Leasehold EPC Rating: B

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







Coools Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108312



Property Ref: YXZ108312 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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