

Tilgate Road, Hampton Water Peterborough PE7 8QT



welcome to

Tilgate Road, Hampton Water Peterborough

A very well presented family home with accommodation over three floors to comprise: entrance hall, lounge, kitchen diner, downstairs wc, two bedrooms, ensuite & bathroom to the first floor, master bedroom with ensuite & dressing room to second floor, gardens and parking.













Entrance Hall

Radiator, cloak cupboard, understairs storage cupboard.

Lounge

10' 2" plus bay x 15' 3" plus recess (3.10m plus bay x 4.65m plus recess)

double glazed window to the front, radiator, media wall.

Kitchen Diner

16' 1" x 10' 6" (4.90m x 3.20m)

Double glazed window to the front & French doors to the side, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven built in dishwasher fridge freezer & washer dryer.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Radiator, laundry cupboard.

Bedroom 2

12' x 10' 5" max (3.66m x 3.17m max) Double glazed windows to the front & side, radiator.

Ensuite

Frosted double glazed door to the side, close coupled wc, hand wash basin, shower cubicle, radiator.

Bedroom 3

9' 6" \times 10' 5" plus dooreway (2.90m \times 3.17m plus dooreway)

Double glazed windows to the front & side, radiator.

Second Floor

Radiator, door to master bedroom & dressing room (formerly bedroom 4.

Bedroom 1

11' 11" x 11' 6" (3.63m x 3.51m)

Double glazed windows to the front & side, radiator, part sloped ceiling.

Ensuite

Close coupled wc, hand wash basin, shower cubicle.

Dressing Room (Former Bed 4)

10' 1" x 6' 10" plus wardrobes (3.07m x 2.08m plus wardrobes)

Double glazed windows to front & side, range of fitted wardrobes & dresser drawer unit.

Outside The Property

There is an open plan garden to the front and the main garden extends to the side of the property and offers a paved patio area and is laid to lawn, enclosed & with gated access to the parking area, within which there are two allocated parking spaces..





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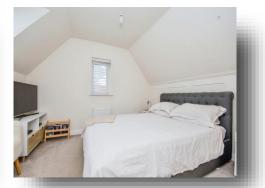
- entrance hall
- · lounge, kitchen diner, downstairs wc
- three / four bedrooms
- ensuite, family bathroom, additional ensuite to master
- gardens & off road parking, COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: B

offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ108366 - 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.





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