



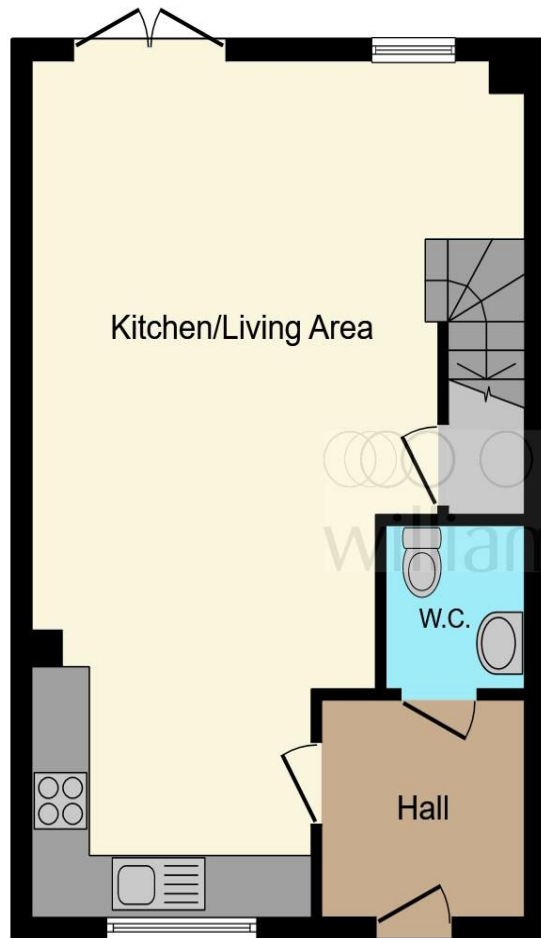
Tilgate Road, Hampton Water Peterborough PE7 8QT

welcome to

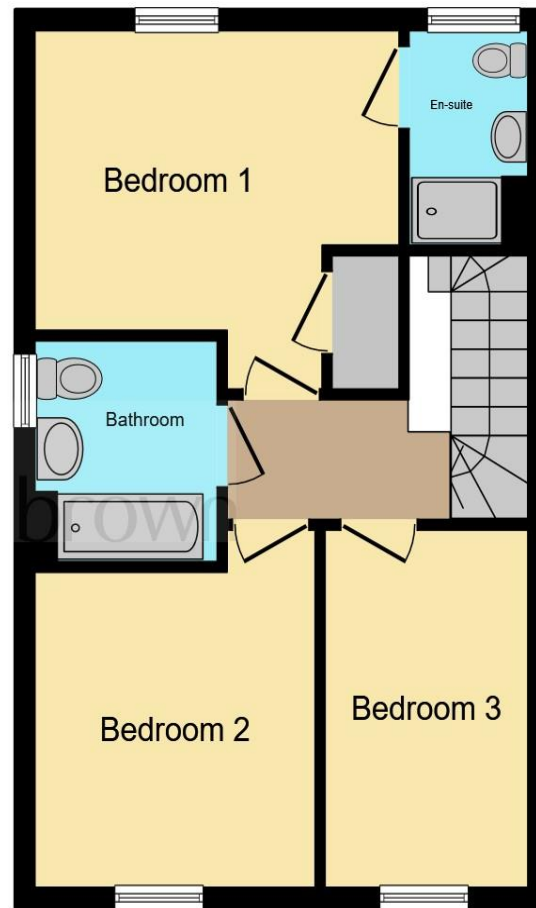
Tilgate Road, Hampton Water Peterborough

A very well-presented three bedroom home which is located in a quiet position on the popular Hampton Water Development. This home has been well-maintained by the current owner and includes benefits such as open plan downstairs living, an ensuite to the master bedroom, and two allocated parking spaces to the front. In our opinion, this property could make a great first time purchase or a small family home and early viewings are highly recommended! The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today.





Ground Floor



First Floor

Entrance Hall

Downstairs Wc

Kitchen/Dining/Lounge Area

17' MAX x 27' 4" MAX (5.18m MAX x 8.33m MAX)

First Floor Landing

Bedroom 1

11' MAX x 11' 11" MAX (3.35m MAX x 3.63m MAX)

Ensuite

Bedroom 2

11' 6" MAX x 9' 7" (3.51m MAX x 2.92m)

Bedroom 3

11' 6" x 7' (3.51m x 2.13m)

Bathroom

Outside The Property

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

welcome to

Tilgate Road, Hampton Water Peterborough

- Entrance Hall, Downstairs WC
- Open Plan Kitchen/Dining/Lounge
- Three Bedrooms
- Ensuite & Family Bathroom
- Garden & Driveway
- Popular Development
- Close To Schools & Amenities
- Over 6 Years Left On NHBC Warranty

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

offers in excess of
£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109249



Property Ref:
YXZ109249 - 0004

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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