



**Aqua Drive, Hampton Water Peterborough PE7 8QN**

**welcome to**

**Aqua Drive, Hampton Water Peterborough**

A well presented modern home which is located on this popular development and offers accommodation comprising of; entrance hall, downstairs wc, open plan kitchen/dining/lounge area, two bedrooms, shower room, rear garden and allocated parking for two vehicles - don't miss out!



**Entrance Hall**

Radiator, door into living area & downstairs WC.

**Downstairs Wc**

Radiator, close coupled toilet, hand wash basin.

**Kitchen/Dining/Lounge Area**

16' 6" MAX x 16' 6" MAX ( 5.03m MAX x 5.03m MAX )

Door to the rear, window to the front & side, two radiators. Sink drainer set into work surface, further work surfaces with cupboards below and a range of wall mounted storage cupboards. Fitted electric oven with gas hob and cooker hood, integrated fridge/freezer & washing machine. Stairs to the first floor.

**First Floor Landing**

Window to the rear, storage cupboard with gas boiler.

**Bedroom 1**

8' 5" x 12' 6" ( 2.57m x 3.81m )

Window to the front, radiator, overstairs storage cupboard.

**Bedroom 2**

6' 8" x 7' 9" ( 2.03m x 2.36m )

Window to the front, radiator.

**Shower Room**

Double shower cubicle, heated towel rail, hand wash basin, close coupled toilet.

**Outside The Property**

To the front of the property, there is gravel with small bushes and a path leading to the front door. The rear garden is of low maintenance and made up of patio, decking & gravel. It is enclosed with fencing and a brick wall, and has two side gates - one leads to the front and the other leads to the back where there are two allocated parking spaces.



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## **Aqua Drive, Hampton Water Peterborough**

- Entrance Hall, Downstairs WC
- Open Plan Kitchen/Dining/Lounge
- Two Bedrooms
- Shower Room
- Garden & Driveway

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

offers in excess of

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ109345 - 0003

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