



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

**welcome to**

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

A well presented modern home which is set in a pleasant position on the popular development of Hampton Water. This home has been well-maintained by the current owner and includes benefits such as open plan downstairs living, two allocated parking spaces, and integrated appliances. In our opinion, this home could make a great first time purchase or investment opportunity and must be viewed to appreciate! 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.



**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.



***view this property online*** [williamhbrown.co.uk/Property/YXZ109345](http://williamhbrown.co.uk/Property/YXZ109345)





**welcome to**

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

- Entrance Hall, Downstairs WC
- Open Plan Kitchen/Dining/Lounge
- Two Bedrooms
- Shower Room
- Garden & Driveway
- Popular Development
- Close To Schools & Amenities
- Over 4 Years Left On NHBC Warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109345](https://www.williamhbrown.co.uk/Property/YXZ109345)



Property Ref:  
YXZ109345 - 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.

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.



**william h brown**



**01733 242433**



[Yaxley@williamhbrown.co.uk](mailto:Yaxley@williamhbrown.co.uk)



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**