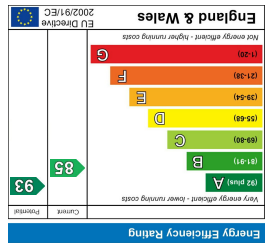


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map







Floor Plan



41 Tilgate Road  
Hampton Water, Peterborough, PE7 8QT

Offers In Excess Of £420,000 - Freehold , Tax Band - E

 4
  2
  2
  B



## 41 Tilgate Road

Hampton Water, Peterborough, PE7

Welcome to this stunning detached house located on Tilgate Road in the desirable new development of Hampton Water in Peterborough. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With four spacious double bedrooms and two bathrooms, there is ample space for everyone to enjoy.

The downstairs area features a convenient study, a generously sized lounge, and a cloakroom/utility room for added practicality. The modern kitchen/dining room is a highlight, offering space for an American fridge/freezer and an integrated dishwasher. The bifold doors from the kitchen open up to the enclosed garden, creating a seamless indoor-outdoor living experience. The master bedroom benefits from an en-suite, along with a further family bathroom to the first floor. Parking is a breeze with space for two vehicles, including access to the garage. The garden is mainly laid to lawn, providing a lovely outdoor space to enjoy.

Don't miss out on the opportunity to make this beautiful house your home in the charming Hampton Water development. Contact us today to arrange a viewing and envision the possibilities this property holds for you and your family.

### Entrance Hall

14'3" x 7'0"

### Lounge

16'5" x 11'0"

### Kitchen/Diner/Living Area

11'0" x 25'5"

### WC/Utility Room

6'9" x 6'7"

### Study

### Landing

4'9" x 10'11"

### Master Bedroom

14'6" x 11'2"

### En-Suite To Master Bedroom

3'11" x 7'8"

### Bedroom Two

10'0" x 10'1"

### Bathroom

7'1" x 6'2"



### Bedroom Three

8'0" x 13'3"

### Storage Cupboard

2'0" x 3'10"

### Bedroom Four

7'11" x 10'11"

### Garage

19'9" x 9'10"

### EPC - B

85/93

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage:  
Heating: Gas Central Heating  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: B

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

