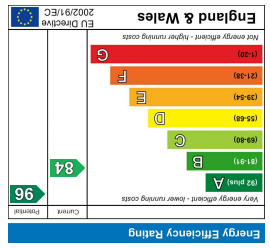


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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**



**104 Broadstone Drive**  
 Hampton Water, Peterborough, PE7 8QR  
**Guide Price £300,000**

3 Bedrooms, 2 Bathrooms, 1 Living Room, B



## 104 Broadstone Drive

Hampton Water, Peterborough, PE7 8NR

City and County are pleased to market this immaculate, three-bedroom semi-detached property located in a quiet Cul-de-Sac in Hampton Water, Peterborough. Offering NO FORWARD CHAIN, local schooling and immaculate condition throughout, this property is the ideal family home.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, a good sized lounge, and a kitchen/diner that is fitted with a matching range of base and eye level units with integrated goods including a fridge/freezer, a dishwasher and an oven. Four ring electric hob with an extractor over. French doors leading to the garden. Upstairs the family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Three bedrooms, two doubles, and one single, with the master bedroom benefitting from a fitted three-piece en-suite comprising, a WC, a wash hand basin and a cubicle shower. To the rear, there is a low maintenance garden with rear access to the storage shed, and driveway allowing off road parking for a minimum of two cars. To the front, there is a laid to lawn front garden and access to the driveway to the side of the property.

### Entrance Hall

6'3" x 12'9"

### Lounge

10'2" x 16'1"

### WC

6'1" x 2'11"

### Kitchen/Diner

10'3" x 16'2"



### Landing

12'5" x 5'6"

### Master Bedroom

9'11" x 9'8"

### En-Suite To Master Bedroom

4'7" x 6'6"

### Bedroom Two

12'3" x 10'1"

### Bedroom Three

7'0" x 7'6"

### Bathroom

7'6" x 6'2"

### EPC - B

84/96

### Tenure - Freehold

There is a community Green Space Charge payable, current figure is £300 per annum.

### IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

