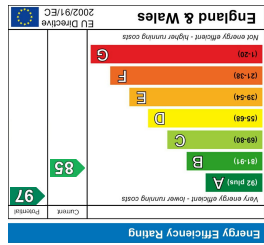


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

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



Broadstone Drive

Hampton Water, Peterborough, PE7 8QS

£275,000 - Freehold , Tax Band - C





## Broadstone Drive

Hampton Water, Peterborough, PE7 8NS

Welcome to Broadstone Drive, Hampton Water, Peterborough - a charming mid-terrace house that is sure to capture your heart! This delightful property boasts a spacious downstairs living space, perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms and two modern bathrooms, there is plenty of space for the whole family to enjoy.

Step into the master bedroom and discover your own private en-suite, adding a touch of luxury to your everyday life. The property is in immaculate condition throughout, ensuring a hassle-free move-in experience. Situated in a family-friendly neighbourhood, this house is ideal for first-time buyers looking to step onto the property ladder or for those seeking a comfortable family home. The local schooling options make it a perfect choice for families with children. Outside, you'll find an enclosed garden where you can unwind and enjoy the fresh air in privacy. No need to worry about parking, as the property also features a driveway with space for two cars and access to the rear garden - a rare find in such a convenient location. Don't miss out on the opportunity to make this house your home. Book a viewing today and start envisioning the wonderful memories you could create in this lovely property on Broadstone Drive!

### Entrance Hall

14'7" x 6'7"

### Lounge/Diner

11'6" x 16'4"



### WC

5'2" x 6'1"

### Kitchen

9'0" x 8'3"

### Landing

5'11" x 7'1"

### Master Bedroom

9'3" x 12'6"

### En-Suite To Master Bedroom

6'2" x 5'6"

### Bedroom Two

9'7" x 9'1"

### Bathroom

7'4" x 5'10"

### Bedroom Three

9'6" x 6'11"

### EPC - B

85/97

### Tenure - Freehold

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

### IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION

