Eurody Europea - Novembry Context

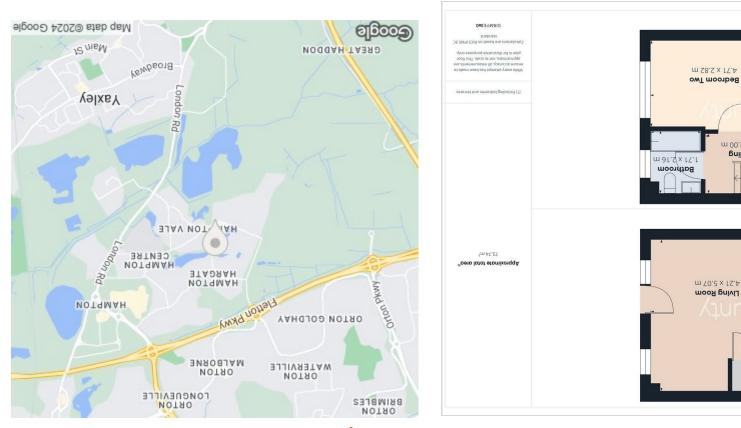
State - Sta

### 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.

Master Bedroom

#### **SniwaiV**



Floor Plan



### **Coppen Road**

# Hampton Vale, Peterborough, PE7 8JR

Discover this delightful two-bedroom terraced property, ideally situated in the sought-after Hampton Hargate area of Peterborough. Perfect for first-time buyers or those looking to downsize, this home offers a fantastic opportunity with 75% shared ownership.

As you enter, you'll be welcomed by a bright entrance hall, leading to a convenient downstairs cloakroom. The spacious open-plan lounge seamlessly flows into the kitchen/diner, which is thoughtfully designed with a matching range of base and eye-level units, offering ample space for a washing machine and fridge/freezer. Upstairs, you'll find two generously sized double bedrooms, providing comfort and privacy. The family bathroom is well-appointed with a threepiece suite, including a WC, wash hand basin, and a bath with an overhead shower. Outside, enjoy the tranquility of a low-maintenance, private enclosed rear garden—perfect for relaxing or entertaining. Additionally, the property comes with the added convenience of allocated parking accessible from the garden. This charming home combines modern living with practicality, making it an ideal choice for a variety of buyers.



 $11'5" \times 6'6"$ 

wc

7'0" × 3'3"

**Living Room** 13'9" × 16'7"

Kitchen

11'5"×9'9"

**Landing** 12'5" × 6'6"

**Master Bedroom** 

9'10" × 16'7" **Bathroom** 

5'7"×7'1"

**Bedroom Two** 

15'5" × 9'3"

**EPC - C** 80/92



















### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 110 years Ground rent £1490.64 per annum

Service Charge £622.08 per annum

## IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard Community Green Space Charge: No Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains Sewerage: Mains

Heating: Gas Heating features: Tado Smart Thermostat

Broadband: up to 1000Mbps Mobile: EE - Great, O2 - Great, Three -Great, Vodafone - Great







Parking: Allocated, Gated, Off Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: No Public right of way: No

Public right of way: No Long-term flood risk: No Coastal erosion risk: No Planning permission issues: Accessibility and adaptations: Coal mining area: No Non-coal mining area: No Energy Performance rating: C

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.