

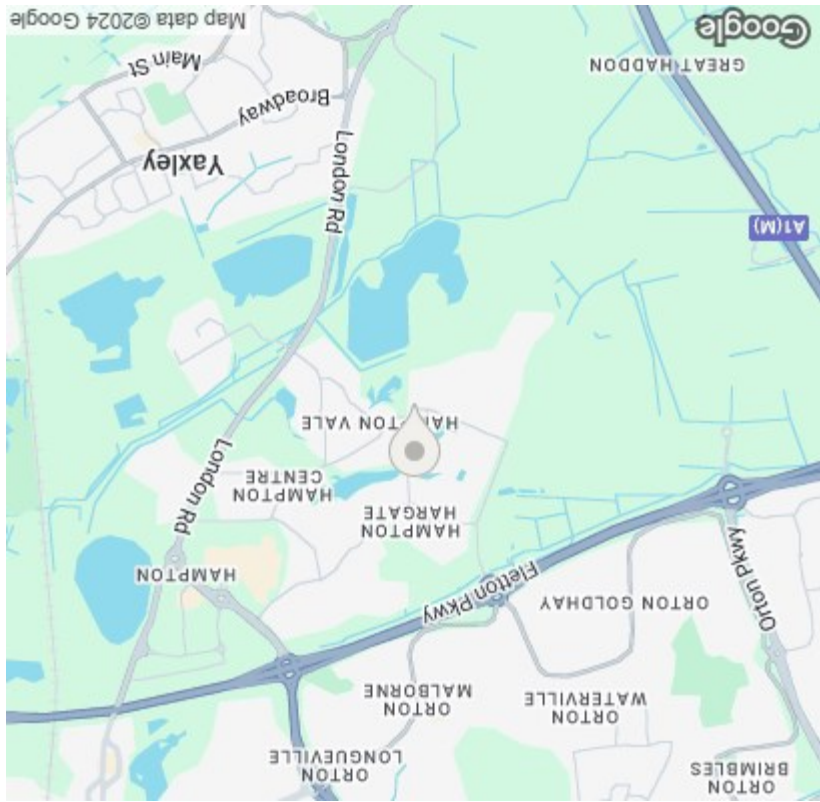
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
92	A
80	B
	C
	D
	E
	F
	G

Any energy efficient - lower running costs
 Any energy inefficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

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



Floor Plan



Coppin Road
 Hampton Vale, Peterborough, PE7 8JR

75% Shared Ownership £150,000 - Leasehold, Tax Band - B



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 three-piece suite, including a WC, wash hand basin, and a bath with an overhead shower. Outside, enjoy the tranquillity 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. Staircasing is available up to 100% with Crosskeys, please call the office to discuss further.

Entrance Hall 11'5" x 6'6"

WC 7'0" x 3'3"

Living Room 13'9" x 16'7"

Kitchen 11'5" x 9'9"

Landing 12'5" x 6'6"

Master Bedroom 9'10" x 16'7"

Bathroom 5'7" x 7'1"

Bedroom Two 15'5" x 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
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.

