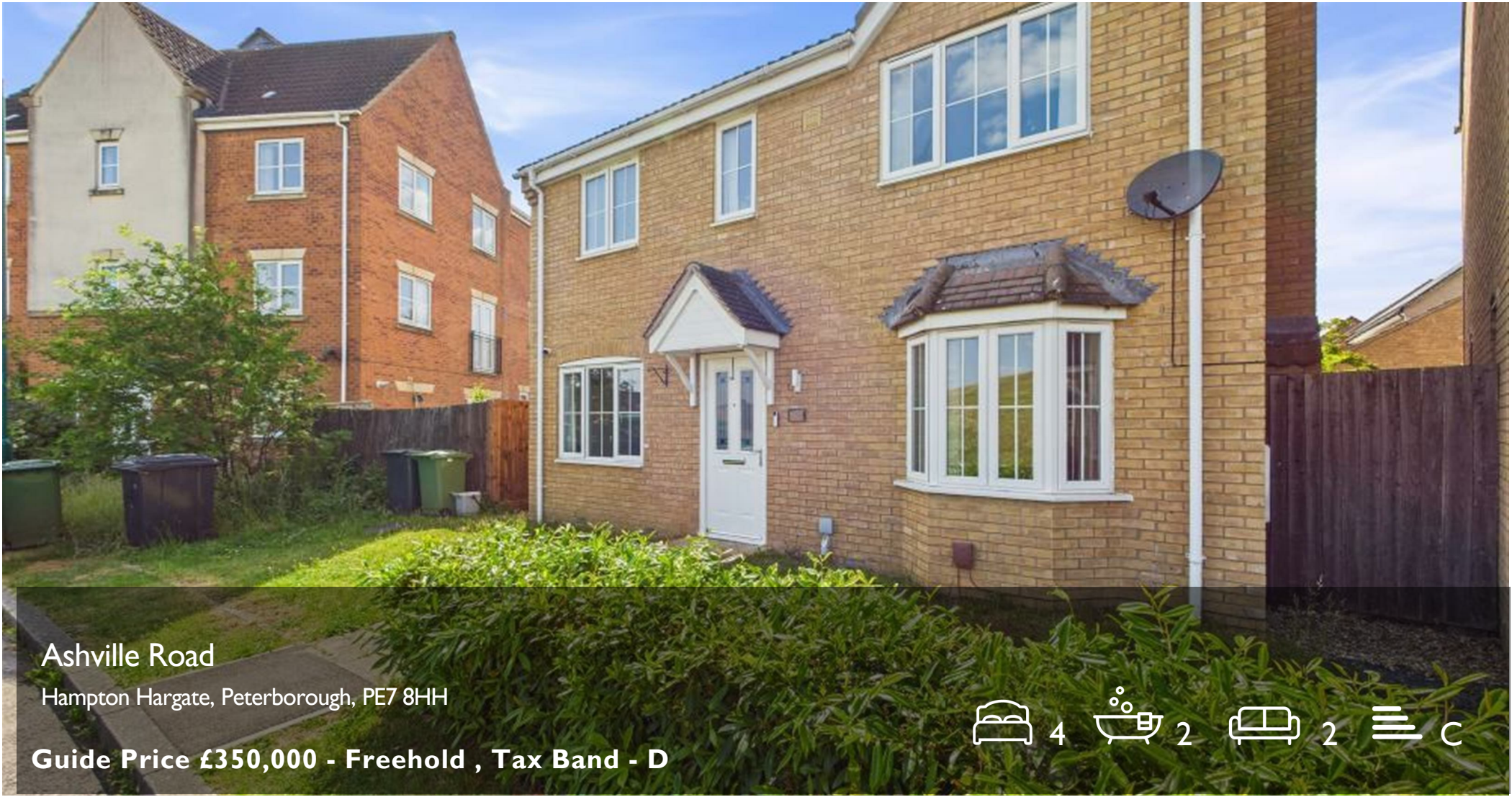




Ashville Road
Hampton Hargate, Peterborough, PE7 8HH

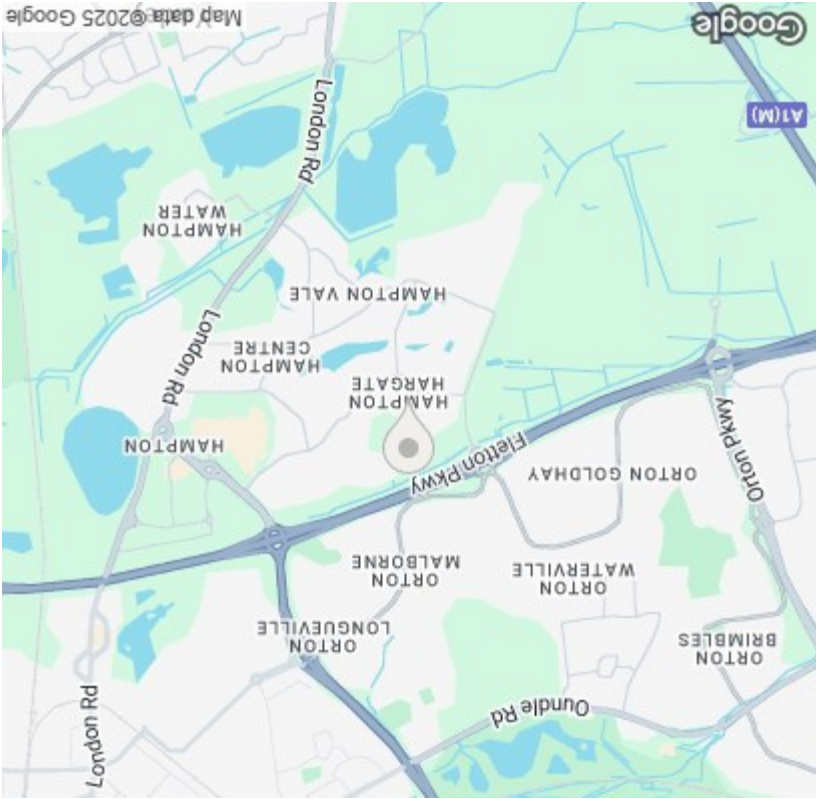
Guide Price £350,000 - Freehold , Tax Band - D

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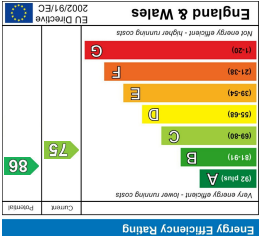
Floor Plan



Area Map



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

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, 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/>

Ashville Road

Hampton Hargate, Peterborough, PE7 8HH

** Guide Price £350,000 -£375,000 **

Located on the sought-after Ashville Road in Hampton Hargate, Peterborough, this impressive detached property presents the perfect setting for a modern family lifestyle. Boasting two versatile reception rooms, and a good sized kitchen/diner, the home offers ample space for both relaxation and entertaining, all finished to a high contemporary standard. The well-appointed master bedroom benefits from a private en-suite, while the additional bedrooms and living areas provide comfort and flexibility. A single garage and driveway add convenience, and the enclosed, private rear garden creates a safe and peaceful outdoor retreat. Ideally positioned for families, the property is close to reputable local schooling and offers easy access to the A1 for commuting. This is a stylish, spacious home designed with family living in mind.

Nestled in the desirable area of Ashville Road, Hampton Hargate, Peterborough, this beautifully presented detached family home offers spacious and versatile living across two well-designed floors. The ground floor opens with a welcoming entrance hall that flows into a generously sized lounge, perfect for relaxed evenings or entertaining guests. A standout feature of the home is the expansive kitchen diner at the rear, blending modern convenience with open-plan living and direct access to the rear garden—ideal for family meals and social gatherings. The entire downstairs benefits from underfloor heating, adding a touch of luxury and comfort throughout the main living areas. A separate utility room and a guest WC add further practicality to everyday living. For those needing flexible space, the additional reception room off the hallway offers great potential as a snug, office, or games room, catering to the evolving needs of a busy household. Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The master bedroom benefits from its own en-suite shower room, providing a private retreat, while the remaining three bedrooms are served by a modern family bathroom. Outside, the home enjoys a private and enclosed rear garden, creating a secure and peaceful space for children to play or for outdoor entertaining. A single garage and driveway provide ample parking and storage. With modern finishes throughout, excellent local schooling nearby, and easy access to the A1 for commuters, this property represents a perfect opportunity for families seeking comfort, space, and convenience in a sought-after neighbourhood.

Entrance Hall
4.24 x 0.99 (13'10" x 3'2")

Lounge
5.00 x 3.20 (16'4" x 10'5")

Snug/Office/Games Room
3.19 x 2.48 (10'5" x 8'1")

WC
1.32 x 1.49 (4'3" x 4'10")

Kitchen Diner
2.39 x 7.75 (7'10" x 25'5")

Utility Room
1.61 x 1.80 (5'3" x 5'10")

Landing
1.50 x 3.35 (4'11" x 10'11")

Master Bedroom
3.00 x 4.11 (9'10" x 13'5")

En-Suite To Master Bedroom
1.46 x 2.55 (4'9" x 8'4")

Bedroom Two
3.60 x 2.70 (11'9" x 8'10")



Bedroom Three
3.39 x 2.46 (11'1" x 8'0")

Bathroom
2.45 x 1.71 (8'0" x 5'7")

Bedroom Four
2.70 x 2.45 (8'10" x 8'0")

EPC - C
75/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street
Parking, Street Parking - Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains, Underfloor Heating
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

