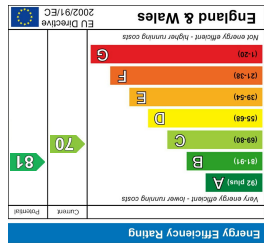


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



Floor Plan

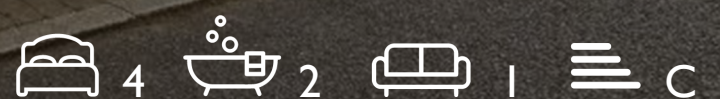
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



43 Lady Charlotte Road
Hampton Hargate, Peterborough, PE7 8AE

£300,000 - Freehold , Tax Band - D



43 Lady Charlotte Road

Hampton Hargate, Peterborough,
PE7 9AE

City and County are excited to market this immaculate, three storey, four-bedroom end of terrace property, located in Hampton Hargate, Peterborough. Offering three spacious floors, local amenities, transport links and schooling, this property is the ideal family home.

Briefly comprising to the ground floor, an entrance hall, downstairs cloakroom, open plan kitchen/diner fitted with a matching range of base and eye level units with space for a washing machine and fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. French doors leading to the garden. The first floor offers a good-sized lounge with a Juliette balcony and two double bedrooms with the master bedroom benefitting from a walk in wardrobe and a fitted three-piece en-suite comprising a WC, a wash hand basin and a cubicle shower. The second-floor benefits from a further two double bedrooms and a family bathroom that is also fitted with a three-piece suite comprising a W/C, a wash hand basin and a bath with a shower over. Outside to the rear, there is an enclosed garden which is mainly laid to lawn and has nice sized decking area for garden furniture and outside entertaining. To the front, there is access to the single driveway and the garage which has been converted from a car port creating more parking or storage.

Entrance Hall
8'0" x 4'9"

Kitchen/Diner
11'11" x 21'6"

WC
3'8" x 6'3"

First Floor Landing
10'7" x 6'0"

Lounge
13'5" x 12'6"

Master Bedroom
10'7" x 12'6"

Wardrobe
5'0" x 4'6"

En-Suite To Master Bedroom
3'9" x 6'5"

Bedroom Four
9'8" x 8'9"

Second Floor Landing
7'2" x 3'0"

Bedroom Two
9'2" x 17'10"

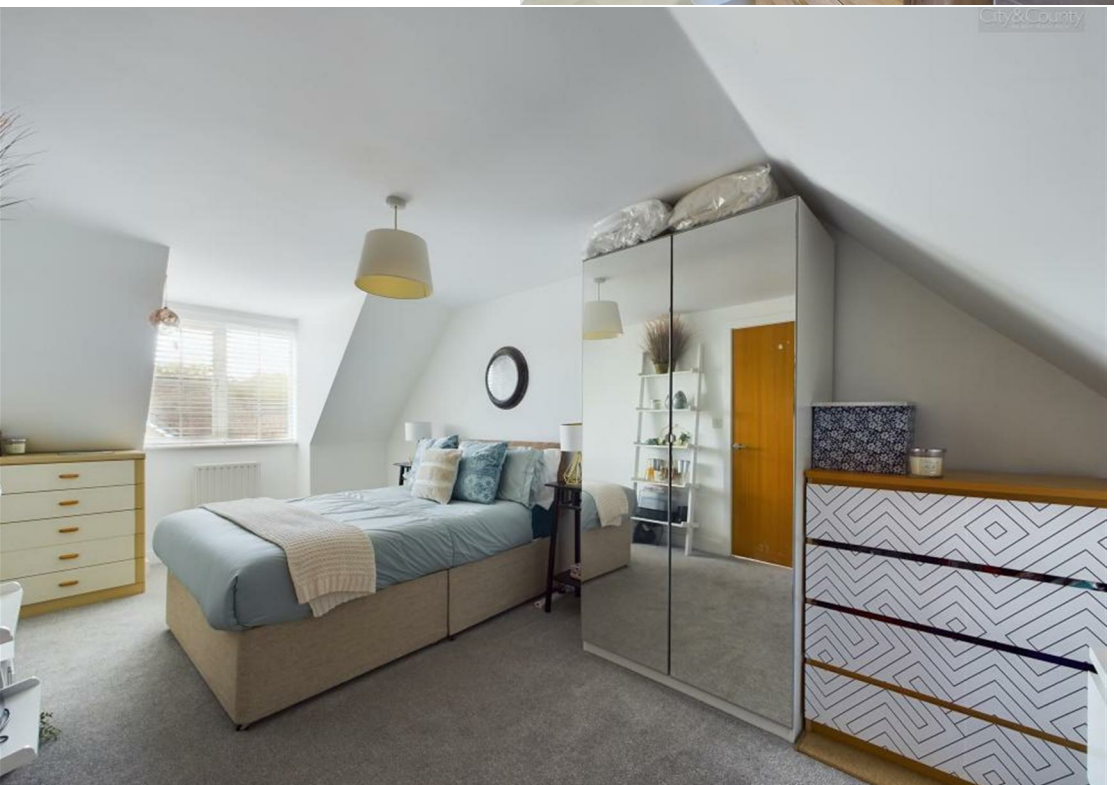
Bathroom
7'8" x 8'9"

Bedroom Three
12'1" x 17'5"

Garage
9'1" x 21'7"

EPC - C
7081

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: Not Applicable
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Boiler
Heating features:
Broadband: TBC
Mobile coverage: TBC

Parking: Garage and Driveway, Electric Vehicle Charging Point
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: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C (potential rating is B)

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

