



Aqua Drive

Peterborough, PE7 8QN

This 2 bedroom semi-detached house is situated in a tucked away location on the exceptionally popular new estate of Hampton Water. Built by Barratt Homes and to the design of an 'Amber' layout, this 2 bed would be perfect for people needing to be close to shops, schools and Peterborough's great transport links.

£225,000

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- Popular Estate Location Close to Peterborough
- Close to Many Amenities
- Shower Room
- 2 Bedroom Semi Detached House
- 2 Allocated Parking Spaces
- Rear Garden
- Discrete Tucked Away Location
- Open-Plan Living
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Cloakroom

Open Plan Kitchen/Living/Dining Room

16'8" x 16'8" (5.08m x 5.08m)

Landing

Bedroom 1

8'6" x 13'1" (2.59m x 3.99m)

Bedroom 2

7'8" x 7'10" (2.34m x 2.39m)

Shower Room

2x Allocated Parking Space



Directions

Please use the following postcode for Sat Nav guidance - PE7 8QN



Floor Plan



Total Area: 51.6 m² ... 556 ft²

All measurements are approximate and for display purposes only. Please note that the location of the windows may vary plot to plot.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	