

for sale

offers in the region of **£130,000**



Evergreen Drive Hampton Hargate Peterborough PE7 8FW

An ideal purchase for a first time buyer or those looking to start or expand their property portfolio. Located in Hampton Hargate, this second floor apartment has 2 bedrooms and is close to local amenities. Call 01733 229483 for more information.



Evergreen Drive Hampton Hargate Peterborough PE7 8FW

Entrance Hall

14' 1" x 4' 2" (4.29m x 1.27m)

With carpet to floor, radiator and doors leading to lounge/kitchen/diner, bedroom one, bedroom two, bathroom and airing cupboard.

Lounge

22' x 11' 1" (6.71m x 3.38m)

With carpet to the floor, radiator, Juliet balcony to the side, radiator, double glazed window to the side and open plan into kitchen.

Kitchen / Diner

9' 11" x 8' 7" (3.02m x 2.62m)

With matching range of base and eye level units with work top space over, space for washing machine and fridge freezer, built

in electric oven and hob, double glazed window to the side.

Bedroom One

10' x 9' 1" (3.05m x 2.77m)

With carpet to the floor, radiator and Juliet balcony.

Bedroom Two

8' 11" x 7' 5" (2.72m x 2.26m)

With carpet to the floor, double glazed window to the side and radiator.

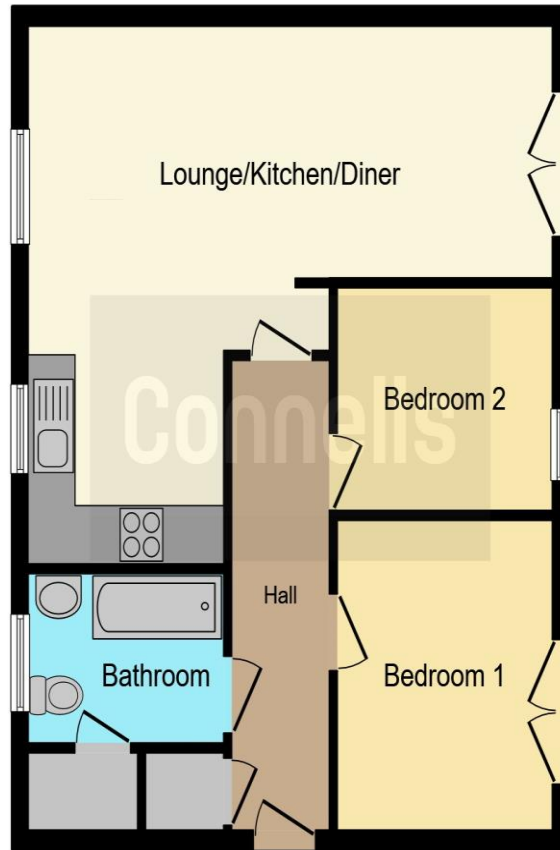
Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

With laminate flooring, three piece suite comprising bath with shower over, w/c, wash hand basin, frosted window, part tiled and radiator.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HAH305123 - 0015

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HAH305123

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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