

for sale

£265,000



Brecken Court Hampton Centre Peterborough PE7 8PN

An ideal family home located in the popular Hampton Centre area. This semi-detached house is finished to a high standard and offers a generous sized lounge, 3 bedrooms, rear garden and allocated parking. Call 01733 229483 for more information and to book a viewing.



Brecken Court Hampton Centre Peterborough PE7 8PN

Entrance Hall

With laminate flooring, radiator and smoke alarm. The hallway leads to the lounge and stairs leading to the first floor.

Cloakroom

With w/c, wash hand basin and radiator.

Lounge

13' 5" x 11' 3" (4.09m x 3.43m)

With a window to the front, radiator and laminate flooring. Door leading to kitchen/diner and downstairs cloakroom.

Kitchen / Diner

10' 5" x 14' 10" (3.17m x 4.52m)

With a range of wall and base units, worktop, 1.5 sink and drainer, double oven, 4 ring gas hob, integrated washing machine, integrated dishwasher, lino flooring, radiator, a window to the rear and patio doors to the rear opening up to the rear garden. Doors leading to downstairs cloakroom and an understairs cupboard.

Landing

With carpet, radiator, access to the loft, smoke alarm and an airing cupboard. Doors leading to bedroom one, bedroom two, bedroom three and bathroom.



Bedroom One

10' 5" x 9' 7" (3.17m x 2.92m)

With a window to the front, radiator, carpet and door leading to en suite.

En Suite

With a double shower, w/c, wash hand basin, shave point, spot lights, extractor fan, window to the front, radiator and lino flooring.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

With carpet, a radiator and a window to the rear.

Bedroom Three

7' 11" x 6' 6" (2.41m x 1.98m)

With carpet, a radiator and a window to the rear.

Bathroom

With a bath, w/c, wash hand basin, shave point, spotlights, extractor fan, radiator and lino flooring.

Outside

There is allocated parking at the front of the property. The rear garden is mainly laid to lawn with a gate providing access.

Agents Note

Please be advised although this is a freehold property, there is a service charge payable. Please contact the branch for more details on 01733 229483.





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

T 01733 229483
E Hampton@connells.co.uk

10 Stewartby Avenue Hampton Vale
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305613 - 0024

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/HAH305613



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk