

for sale

offers in the region of **£130,000**



Evergreen Drive Hampton Hargate Peterborough PE7 8FW

This spacious two bedroom top floor purpose built apartment would be an ideal investment opportunity or a perfect first time purchase. Located in the Hampton Hargate area, the property is close to local amenities. Call us for more details and to book your viewing on 01733 229483.



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Hall

With radiator and carpet; doors leading to bedroom one, bedroom two and the open plan kitchen/lounge.

Kitchen

9' 4" maximum x 7' 11" (2.84m maximum x 2.41m)
Open plan leading from the lounge with a range of base and wall units, worktop, sink and drainer, electric oven, hob, spotlights, lino flooring and a window to the side. Space for a fridge/freezer and washing machine.

Lounge

11' 8" maximum x 22' 1" maximum (3.56m maximum x 6.73m maximum)

Open plan leading from the kitchen with two Juliet balcony patio doors, a window to the rear and a window to the side. Sloped ceilings.

Bedroom One

10' 7" x 9' 2" (3.23m x 2.79m)

With a Juliet balcony to the side, radiator and carpet. Sloped ceilings.



Bedroom Two

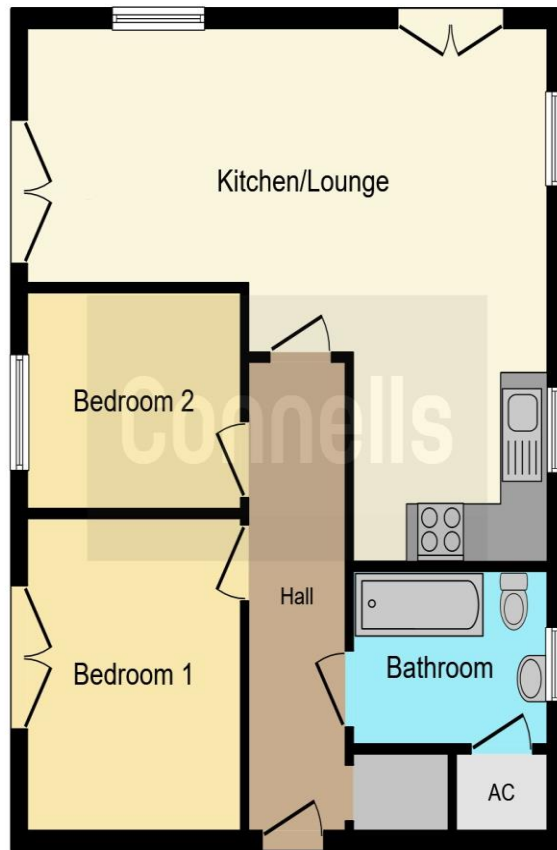
7' 5" x 9' 3" (2.26m x 2.82m)

With a window to the side, radiator and carpet. Sloped ceilings.

Bathroom

With a bath with a shower attachment over, w/c, wash hand basin, partly tiled, radiator, lino flooring and a window to the side. Sloping ceilings.





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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 PETERBOROUGH PE7 8NJ

Property Ref: HAH305124 - 0016

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HAH305124

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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