

for sale

guide price **£345,000** Freehold



Lockwood Way Hampton Water PETERBOROUGH PE7 8QP

Located in Hampton Water is this detached family home briefly comprising of four bedrooms, three reception rooms, two bathrooms, kitchen with utility area and enclosed rear garden. Call 01733 229483 for more information and to arrange your viewing!



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Property Details

Auctioneer's Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Laminate flooring, radiator, smooth ceiling and storage cupboard.

Cloakroom

Laminate flooring, smooth ceiling, radiator, spot lights, extractor fan, wc and sink.

Dining Room 13' 5" Into bay x 9' 7" (4.09m Into bay x 2.92m)

Bay window to front, window to side, smooth ceiling, laminate flooring and radiator.

Study 9' 7" x 6' 6" (2.92m x 1.98m)

Window to side, laminate flooring, radiator, smooth ceiling and spot lights.

Lounge 22' 2" Into bay x 11' 7" (6.76m Into bay x 3.53m)

Bay window to front, french doors to rear, smooth ceiling and two radiators.

Kitchen 17' 1" Max x 13' 6" (5.21m Max x 4.11m)

Window to side and rear, french doors and door to side. Matching wall and base units, worktops with tiled splashbacks, integral wine fridge, dishwasher, fridge/freezer, microwave, oven and gas hob with extractor over. One and a half sink and drainer, spot lights, smooth ceiling and island.

Utility Area

Matching wall and base units, radiator, smooth ceiling, spot lights and space for washing machine.

First Floor Landing

Window to rear, carpet, radiator and access into loft.

Bedroom One 14' 11" x 11' 9" (4.55m x 3.58m)

Window to front, carpet, fitted wardrobes, smooth ceiling and radiator.

En-Suite

Frosted window to front, wc, wash hand basin, spot lights, heated towel rail, shaver points, double width shower unit and smooth ceiling.

Bedroom Two 13' 1" Into recess x 12' 1" (3.99m Into recess x 3.68m)

Window to front, carpet and radiator.

Bedroom Three 12' 7" x 9' 7" (3.84m x 2.92m)

Window to side x2, radiator, carpet and smooth ceiling.

Bedroom Four 9' 6" x 6' 8" (2.90m x 2.03m)

Window to side, radiator, carpet and smooth ceiling.



Family Bathroom

Four piece suite comprising of a bath with shower over, seperate single shower cubicle, frosted window to side, wc, wash hand basin, heated towel rail, spot lights, extractor and smooth ceiling.

External

Rear garden is laid to lawn with a decking area, outside tap and electrical points. To the rear of the property there is parking leading to a garage.

Garage 21' 6" x 10' 9" (6.55m x 3.28m)

Electrics and lighting



To view this property please contact Connells on

T 01733 229483
E Hampton@connells.co.uk

10 Stewartby Avenue Hampton Vale
PETERBOROUGH PE7 8NJ

Tenure: Freehold

EPC Rating: B

Property Ref: HAH305629 - 0008

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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