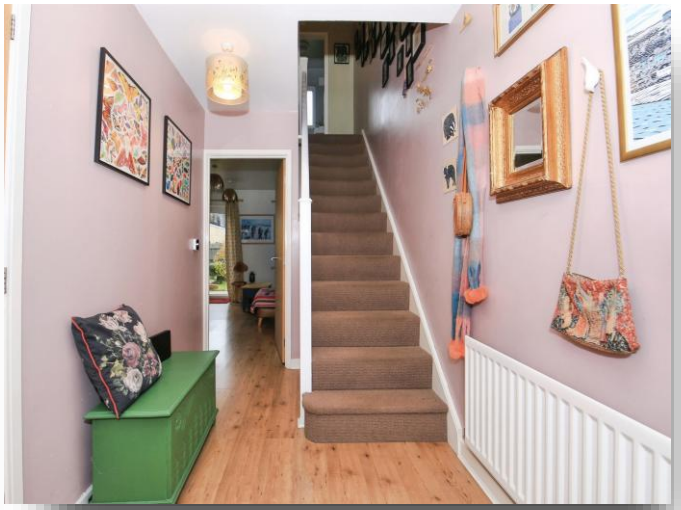






Kiln Street, Hampton Vale Peterborough PE7 8JD

william
h brown

welcome to

Kiln Street, Hampton Vale Peterborough

William H Brown is delighted to present this charming two-bedroom semi-detached home, ideally situated in the ever-popular Hampton Vale area. Perfectly suited to first-time buyers, this beautifully presented property offers a welcoming entrance hall, a spacious lounge/diner, a modern kitchen, and a convenient downstairs WC. To the first floor are two generous double bedrooms and a well-appointed family bathroom. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles and a good-sized enclosed rear garden, ideal for relaxing or entertaining. Ready to move straight into, this fantastic home enjoys a convenient location close to local shops, schools and amenities, while also offering excellent access to the A1 and other major transport links, making it ideal for commuters. Early viewing is highly recommended.
Call William h Brown now to arrange the viewing on 01733 896598!



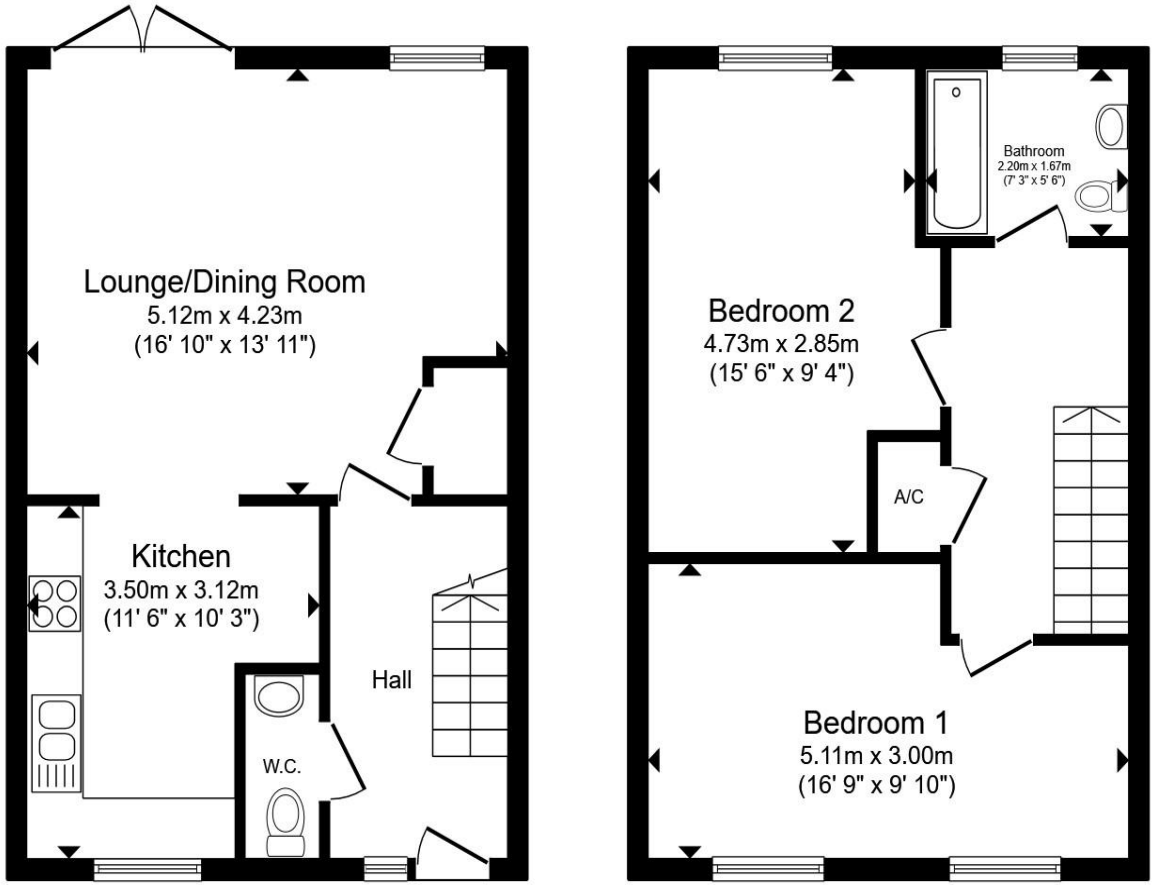












Entrance Hall

Cloakroom

Lounge/Diner

Kitchen

Landing

Bedroom One

Bedroom Two

Family Bathroom

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 80.2 m² (863 sq.ft.) approx

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.propertybox.io

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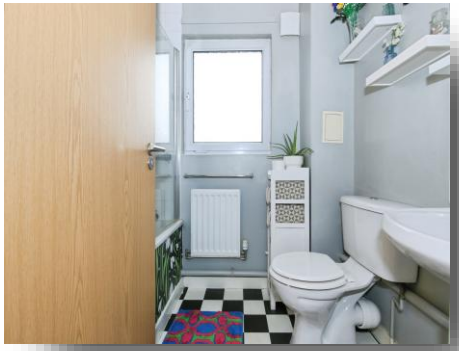
Kiln Street, Hampton Vale Peterborough

- SEMI DETACHED FAMILY HOME
- SPACIOUS LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- DRIVE FOR TWO CARS
- GOOD SIZE GARDEN
- CLOSE LINKS TO ALL THE LOCAL SCHOOLS AND AMENITIES AS WELL AS A1 AND OTHER MAJOR ROAD LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers over

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105198

The Property Ombudsman

Property Ref:
FLE105198 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01733 896598

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williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.