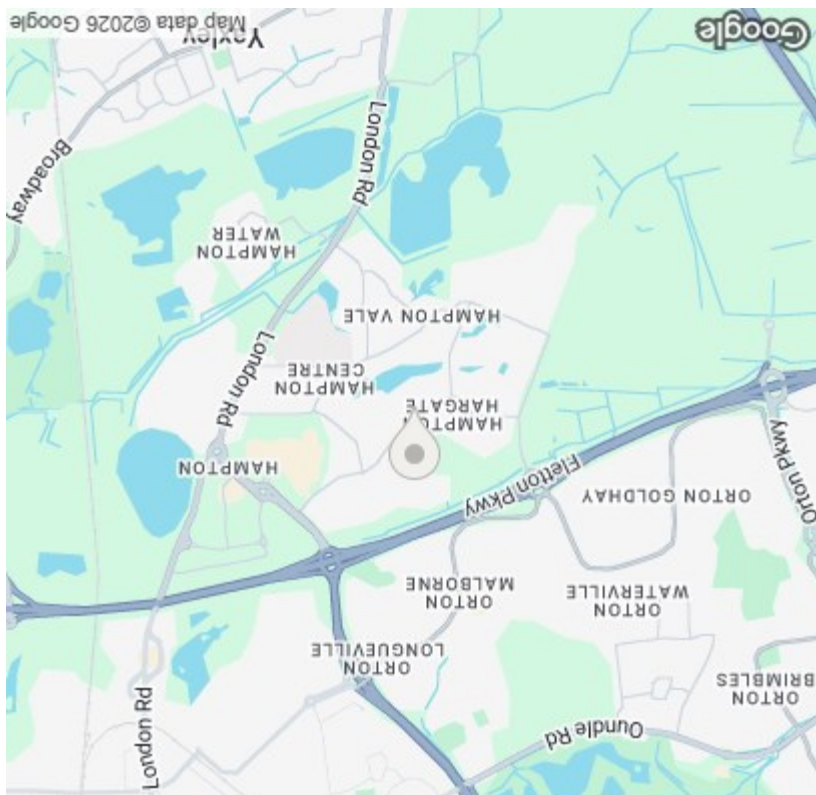
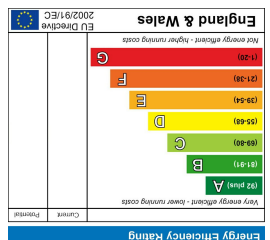


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

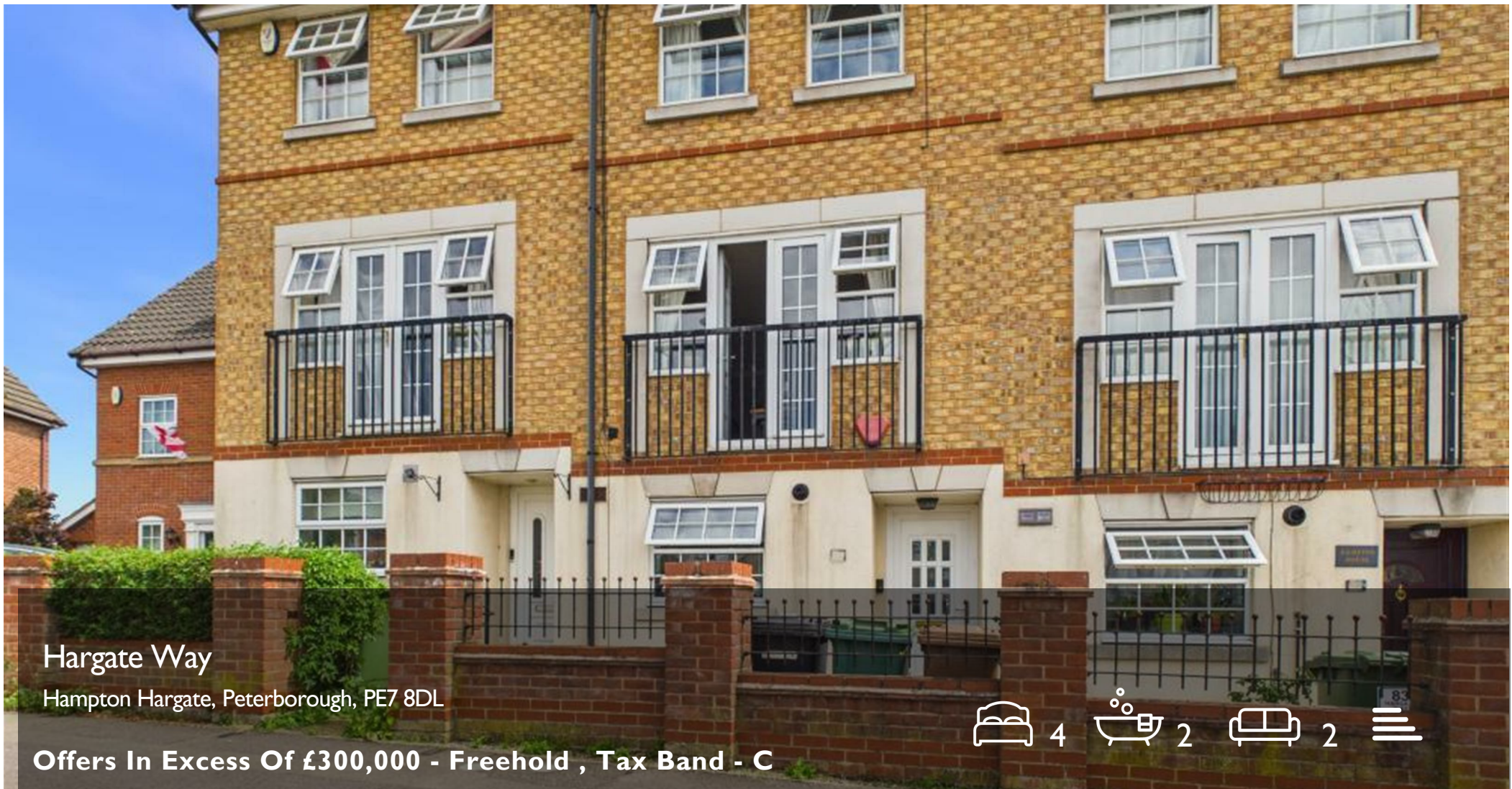
**Energy Efficiency Graph**



**Area Map**

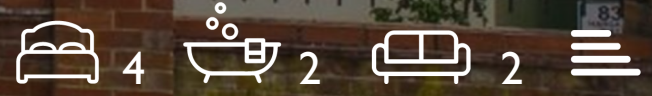


**Floor Plan**



**Hargate Way**  
Hampton Hargate, Peterborough, PE7 8DL

**Offers In Excess Of £300,000 - Freehold , Tax Band - C**



## Hargate Way

### Hampton Hargate, Peterborough, PE7 8DL

Overlooking a beautiful open green, this spacious and beautifully presented four bedroom townhouse offers versatile accommodation across four floors, making it an ideal family home. Benefiting from a re fitted kitchen, stylish re fitted shower room, en suite to the principal bedroom, generous living spaces, a landscaped rear garden, single garage with driveway and a Juliet balcony with attractive park views, the property is perfectly positioned within walking distance of excellent schools, local amenities and transport links.

The property is entered via a welcoming entrance hall, providing access to a modern re fitted kitchen positioned at the front of the home, offering a range of contemporary units, ample worktop space and room for everyday appliances. To the rear is a separate dining room with direct access to the landscaped rear garden, creating the perfect space for family dining and entertaining. A convenient downstairs WC completes the ground floor. The first floor is dedicated to an impressive living room, flooded with natural light and featuring French doors opening onto a Juliet balcony overlooking the park, providing a wonderful outlook. Also on this floor is the fourth bedroom, offering flexibility as a guest room, home office or nursery. The second floor comprises the principal bedroom with fitted storage and a modern en-suite shower room, alongside the second bedroom and a beautifully re fitted family shower room. The top floor offers a spacious attic bedroom complete with a walk in wardrobe, creating an excellent principal suite or private guest accommodation. Outside, the private enclosed rear garden has been thoughtfully landscaped for low maintenance enjoyment, providing an ideal space for relaxing or entertaining. A single garage with driveway offers off road parking and additional storage. Situated in the highly sought after Hampton Hargate development, with excellent schools, shops, parks and amenities all within easy walking distance, this fantastic family home combines generous living space with a superb location.

**Entrance Hall**  
5.37 x 1.01 (17'7" x 3'3")

**Kitchen**  
3.82 x 2.81 (12'6" x 9'2")

**WC**  
1.12 x 2.24 (3'8" x 7'4")

**Dining Room**  
2.68 x 3.85 (8'9" x 12'7")

**First Floor Landing**  
1.78 x 1.61 (5'10" x 5'3")

**Living Room**  
4.89 x 3.83 (16'0" x 12'6")

**Bedroom Three**  
2.60 x 3.80 (8'6" x 12'5")

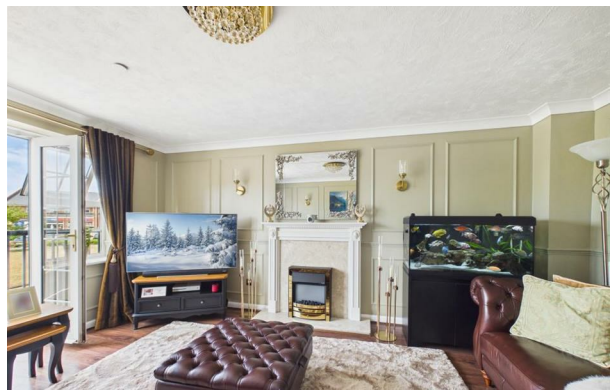
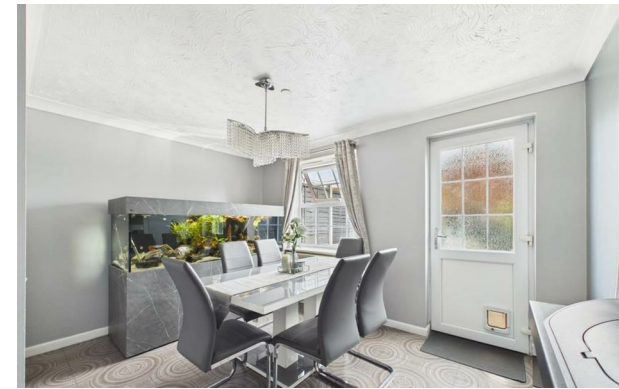
**Second Floor Landing**  
3.57 x 0.90 (11'8" x 2'11")

**Master Bedroom**  
2.84 x 3.26 (9'3" x 10'8")

**En-Suite To Master Bedroom**  
2.04 x 1.26 (6'8" x 4'1")

**Shower Room**  
2.03 x 1.53 (6'7" x 5'0")

**Bedroom Two**  
2.67 x 3.13 (8'9" x 10'3")



**Attic Bedroom**  
3.07 x 3.78 (10'0" x 12'4")

**Walk In Wardrobe To Attic Bedroom**  
1.59 x 2.36 (5'2" x 7'8")

**Garage**  
2.65 x 5.18 (8'8" x 16'11")

**EPC - Awaiting**

**Tenure - Freehold**

#### IMPORTANT LEGAL INFORMATION

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Garage, Driveway Private  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Cable  
 Internet Speed: TBC  
 Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

