



**Lady Charlotte Road, Hampton Hargate, Peterborough, PE7 8AE**



**welcome to**

## **Lady Charlotte Road, Hampton Hargate Peterborough**

- TOWN HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN / DINER / CONSERVATORY
- THREE BEDROOMS
- FIRST FLOOR LOUNGE

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

offers in excess of  
**£260,000**

William H Brown is delighted to present this beautifully maintained three-bedroom, three-storey townhouse built by Stamford Homes. The property offers spacious and versatile accommodation throughout. The ground floor features a welcoming entrance hall, a cloakroom/utility room, and a modern open-plan kitchen and dining area that leads through to a bright conservatory with access to the rear garden.

The first floor provides a generous lounge, a third bedroom, and a family bathroom. On the second floor, you will find the master bedroom with an en-suite shower room, along with an additional double bedroom, offering ideal space for families or those needing a home office.

Outside, the property enjoys attractive front and rear gardens, as well as a single garage and private driveway.

Situated in the highly sought-after Hampton Hargate area of Peterborough, this home is perfectly positioned within walking distance of local schools and amenities, including the popular Serpentine Green Shopping Centre. The location also offers excellent access to the A1 and other major road links, making it convenient for commuting.

Don't miss out, call William H Brown now to arrange the viewing!

### **Entrance Hall**

### **Open Plan Kitchen/Diner**

27' 8" x 12' ( 8.43m x 3.66m )

### **WC**

### **Landing**

### **Lounge**

11' 9" x 11' 8" ( 3.58m x 3.56m )

### **Bedroom Three**

12' 1" x 9' 4" ( 3.68m x 2.84m )

### **Family Bathroom**

### **Landing**

### **Bedroom Two**

11' 9" x 11' 3" ( 3.58m x 3.43m )

### **Master Bedroom**

12' x 11' 9" ( 3.66m x 3.58m )

### **En-Suite**

**view this property online** [williamhbrown.co.uk/Property/FLE104897](http://williamhbrown.co.uk/Property/FLE104897)



**Property Ref:**  
FLE104897 - 0002

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**william h brown**



**01733 896598**



[fletton@williamhbrown.co.uk](mailto:fletton@williamhbrown.co.uk)



122 High Street, Fletton, PETERBOROUGH,  
Cambridgeshire, PE2 8DP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**