

18 LEAF AVENUE, HAMPTON HARGATE, PETERBOROUGH, PE7 8EF



£390,000 OFFERS IN THE REGION OF

- GARAGE AND DRIVEWAY
- 5 BEDROOMS
- EASY ACCESS TO A1 AND CLOSE TO LOCAL AMENITIES
- EN-SUITE TO BEDROOM 1, FAMILY BATHROOM AND CLOAKROOM
- COUNCIL TAX BAND - D // EPC RATING - C

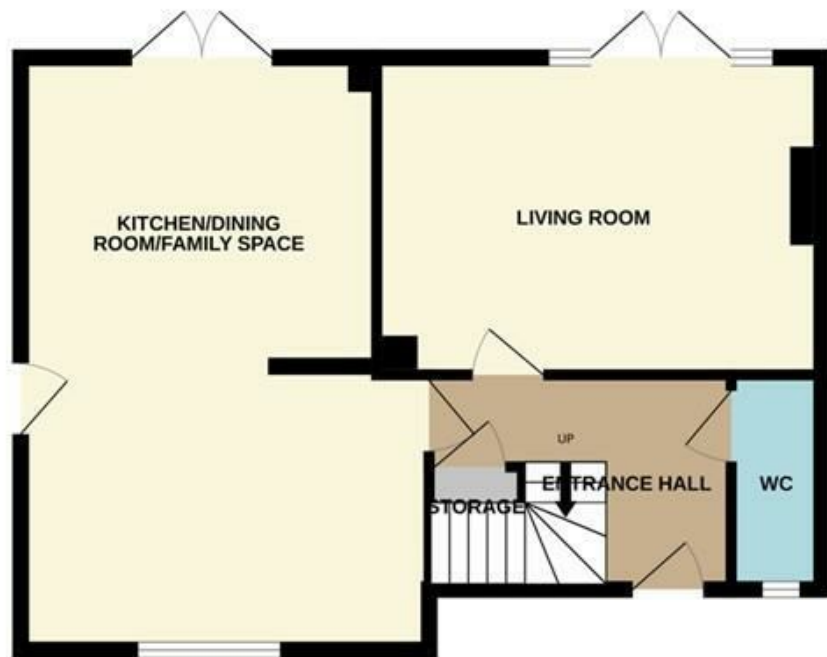


PROPERTY HIGHLIGHTS

Discover this spacious and beautifully presented 5-bedroom family home nestled in the popular Hampton Hargate area, offering an ideal blend of comfort, style, and practicality. Perfectly suited for a growing family or those needing ample space, this delightful residence features two well-appointed bathrooms and a large kitchen/living space that invites relaxation and social gatherings alike. Hampton Hargate offers green spaces, parks, and excellent schools, making it a favourite among families. The area enjoys convenient transport links to the A1 and surrounding areas, providing a perfect balance between calm suburban living and city connectivity. On the ground floor, you will find an entrance hall with storage, kitchen/dining/family space with French doors out onto the garden, living room with French doors out onto the garden and a cloakroom. Upstairs, there are five bedrooms with an en-suite to bedroom one and family bathroom. Council Tax Band - D / EPC Energy Rating - C.

🛏 5 Bedrooms 🚿 2 Bathroom 🪑 1 Reception





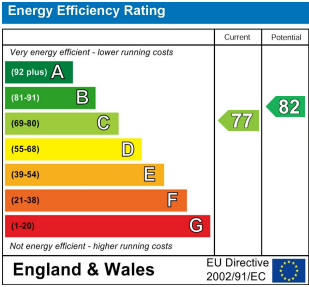


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: D

For the MATERIAL INFORMATION REPORT on this property select the link - 30177277

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

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IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

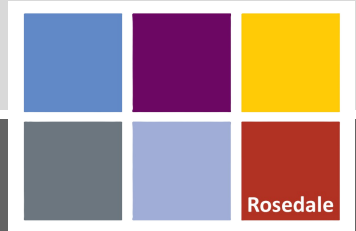
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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