



Alder Road, Hampton Hargate Peterborough
Guide Price £270,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached House
- 4 Bedrooms
- Close to Local Amenities
- Driveway & Garage
- NO CHAIN!

PHOTOS COMING SOON

Located in Hampton Hargate, this property sits within easy reach of all of Hampton's amenities including Serpentine Green shopping centre, schools, lakeland walks and important transport links.

Outside there is ample off-road parking on the double width block paved driveway and access to the single garage and the rear garden has ample space for the family and has playing field views.



Entrance Hall
(*Renovation Required*)

Downstairs cloakroom
(*Renovation Required*)

Lounge
4.32m ex bay x 3.20m (14'02" ex bay x 10'06")
(*Renovation Required*)

Dining Room
2.90m x 2.69m (9'06" x 8'10")
(*Renovation Required*)

Garden room
3.73m x 3.12m (12'03" x 10'03")
(*Renovation Required*)

Kitchen
3.07m ex recess x 2.67m (10'01" ex recess x 8'09")
(*Renovation Required*)

Utility room
1.75m x 1.98m max (5'09" x 6'06") max Irregular shaped
room
(*Renovation Required*)

Rear Lobby
2.08m x 1.55m (6'10" x 5'01")
(*Renovation Required*)

First floor
(*Renovation Required*)

Bedroom 1
3.48m ex wardrobe x 2.95m ex recess (11'05" ex wardrobe
x 9'08" ex recess)
(*Renovation Required*)

Ensuite
(*Renovation Required*)

Bedroom 2
3.02m x 2.82m max (9'11" x 9'03" max)
(*Renovation Required*)

Bedroom 3
3.70m ex wardrobe x 3.63m ex wardrobe restricted ceiling
height (12'02" ex wardrobe x 11'11" ex wardrobe)
restricted ceiling height
(*Renovation Required*)

Bedroom 4
2.72m x 2.08m (8'11" x 6'10")
(*Renovation Required*)

Bathroom
(*Renovation Required*)

Outside there is ample off-road parking on the double width block paved driveway and access to the single garage 5.16m x 2.34m min (16'11" x 7'08" min), the rear garden has ample space for the family and has playing field views.

AGENT NOTE**Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.**

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203900 - 0001

