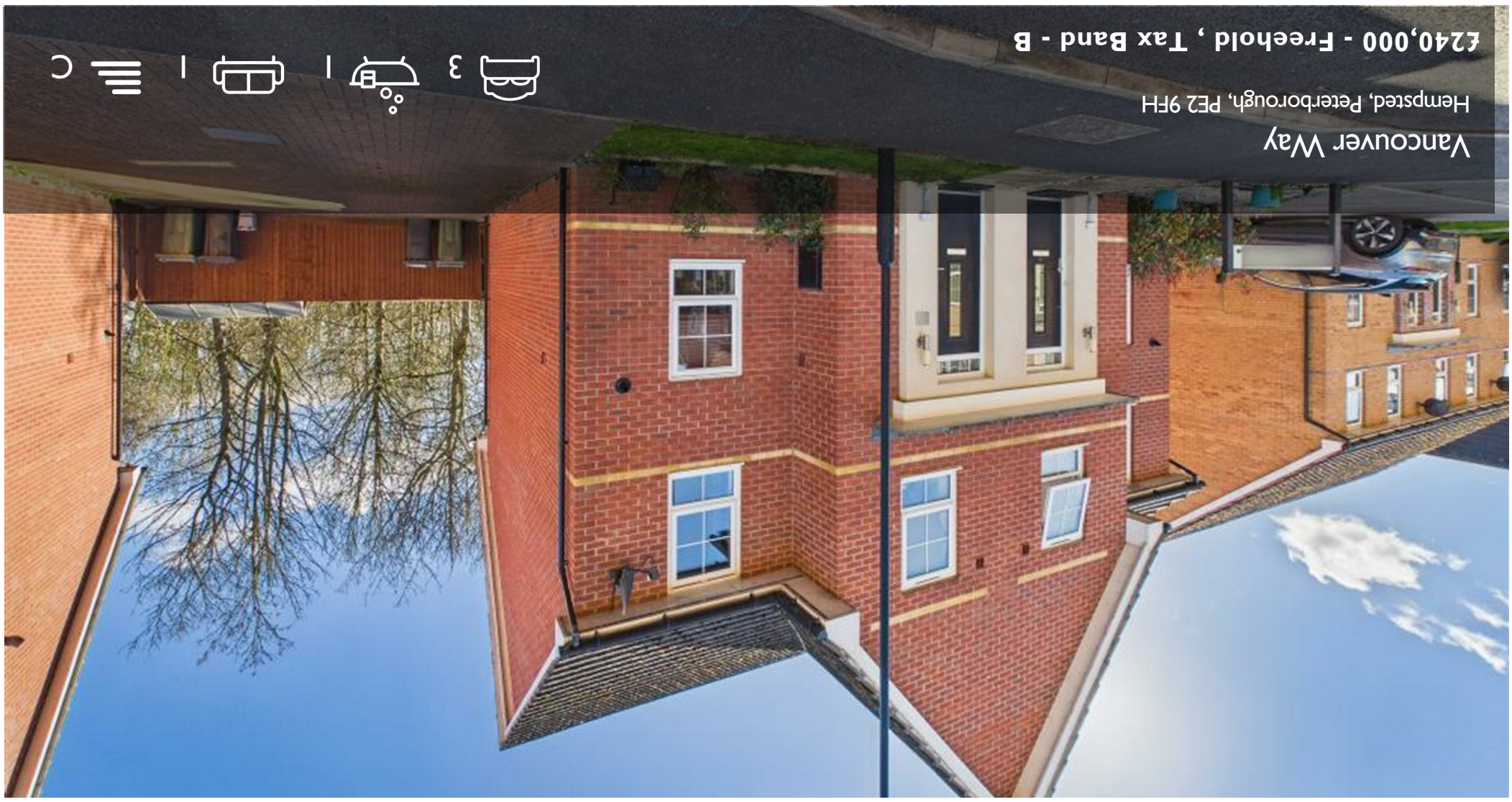


# Vancouver Way

Hempsted, Peterborough, PE2 9FH

**£240,000 - Freehold , Tax Band - B**

3 | 1 | 1 | C

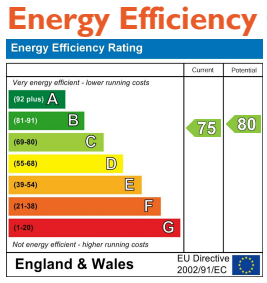
## Floor Plan

## Area Map

## Viewing

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.

## Energy Efficiency Graph




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, 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 guarantee. 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 licencing 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.

# Vancouver Way

## Hempsted, Peterborough, PE2 9FH

Situated in a quiet cul-de-sac on Vancouver Way, this well presented three bedroom semi-detached family home offers comfortable living space, off road parking for multiple vehicles and a private enclosed rear garden. The property benefits from a spacious living and dining room, a separate kitchen, a convenient downstairs cloakroom and a family bathroom upstairs. Located within easy reach of local amenities, this home would make an excellent first time purchase or a great option for a growing family.

Located within a private cul-de-sac on Vancouver Way, this three bedroom semi-detached home provides a well balanced layout that is ideal for modern family living. With off road parking for multiple vehicles and a private enclosed rear garden, the property offers both practicality and outdoor space for everyday enjoyment. The accommodation begins with an entrance hall which provides access to the ground floor rooms and includes a useful downstairs cloakroom. From the hallway, the kitchen is positioned to the front of the property and offers a separate space for cooking with room for fitted units and appliances. To the rear of the property is a spacious living and dining room which enjoys a bright and open feel. This versatile reception space comfortably accommodates both lounge and dining furniture and benefits from doors leading out to the rear garden, creating an ideal setting for entertaining or relaxing with family. Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom is positioned to the rear of the property, while bedroom two offers another well proportioned double room. Bedroom three provides a useful single bedroom which could also be used as a nursery, home office or dressing room. The family bathroom completes the first floor accommodation. Externally, the property benefits from off road parking for multiple vehicles to the front. To the rear, the private enclosed garden provides a pleasant outdoor space which is ideal for children, pets or summer gatherings. Conveniently located within proximity to local amenities, schools and transport links, this property presents an excellent opportunity for first time buyers or those looking for a well located family home.

**Entrance Hall**
2.17 x 1.99 (7'1" x 6'6")

**WC**
1.71 x 0.91 (5'7" x 2'11")

**Kitchen**
3.02 x 2.50 (9'10" x 8'2")

**Living/Dining Room**
4.27 x 4/61 (14'0" x 13'1"/200'1")

**Landing**
2.93 x 1.04 (9'7" x 3'4")

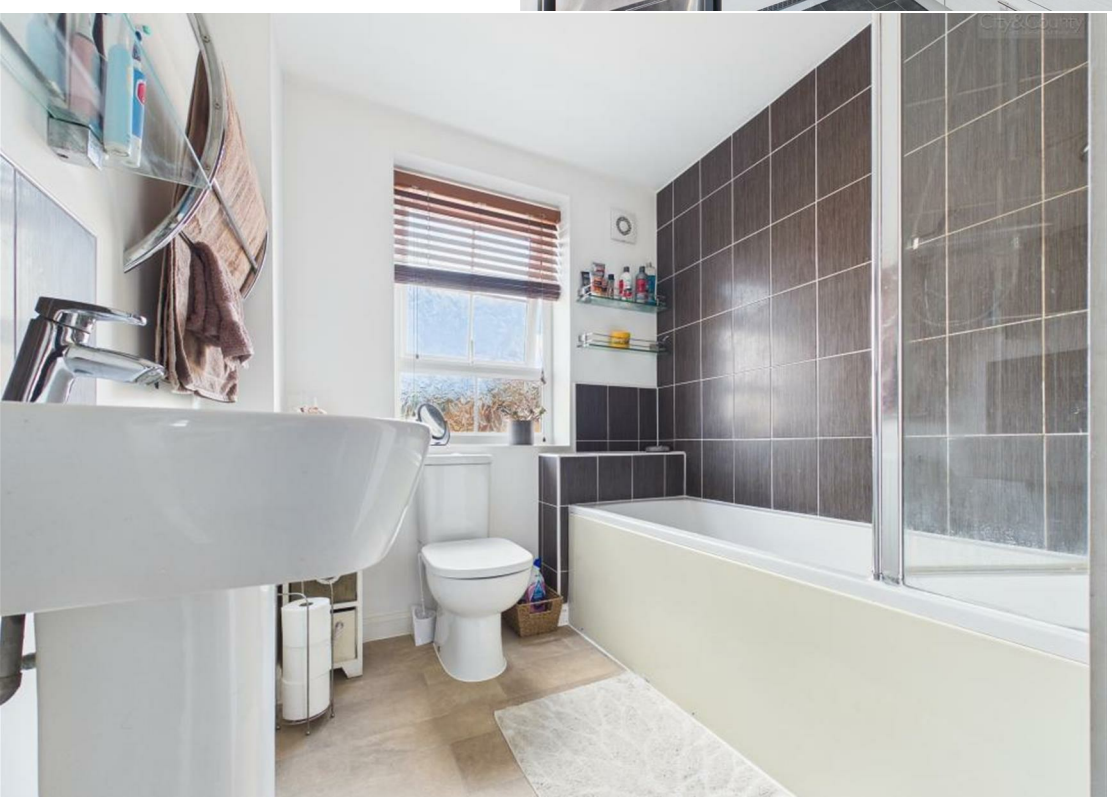
**Master Bedroom**
3.95 x 2.53 (12'11" x 8'3")

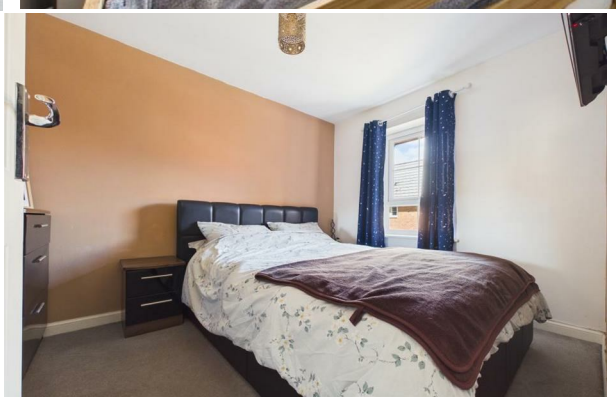
**Bedroom Two**
3.35 x 2.57 (10'11" x 8'5")

**Bathroom**
1.93 x 2.01 (6'3" x 6'7")

**Bedroom Three**
2.38 x 1.99 (7'9" x 6'6")

**EPC - C**
75/80





**Tenure - Freehold**
There is a community Green Space Charge payable, current figure to be confirmed.

**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: 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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Excellent

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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**