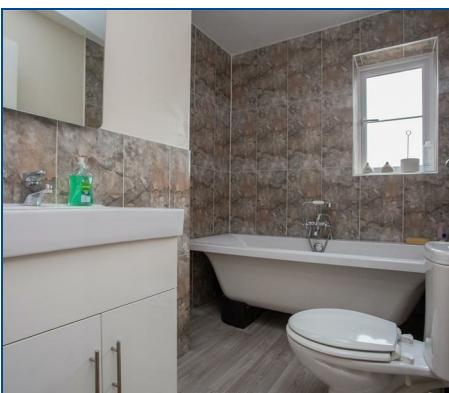


Peterborough  
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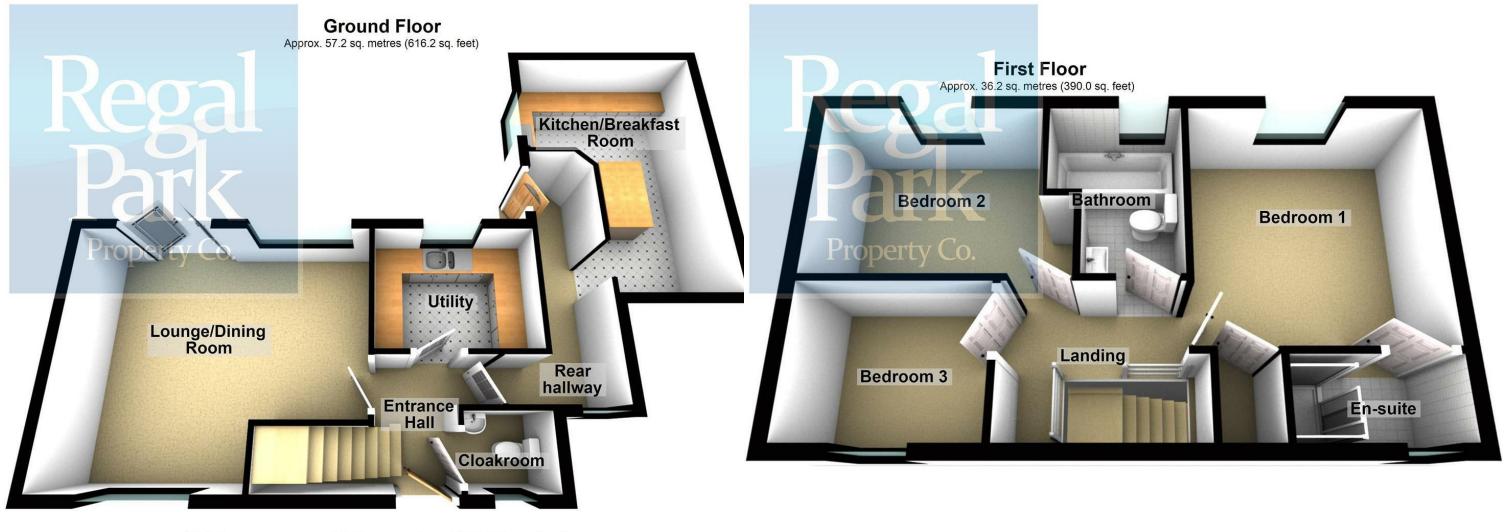
**Magistrates Road, Hampton Vale, Peterborough, PE7 8EQ**  
**Offers in excess of £290,000**  
**Freehold**

**\*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***  
Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge/Dining Room, Utility Room, Kitchen/Breakfast Room. The first floor has the Master Bedroom with En-Suite Shower cubicle, 2 further Bedrooms and a Bathroom.

There is a Driveway providing off road parking and enclosed rear garden.  
Viewings Highly Recommended.

EPC: C





Total area: approx. 93.5 sq. metres (1006.2 sq. feet)

## Entrance Hall

Radiator, laminate flooring, telephone point, stairs, door to:

## Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, vinyl flooring.

## Lounge/Dining Room

14'9" x 17'3" max (4.50m x 5.26m max)

UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

## Utility

7'5" x 9'5" (2.26m x 2.87m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, uPVC double glazed window to rear, vinyl flooring.

## Rear hallway

UPVC obscure double glazed window to front, radiator, laminate flooring, uPVC double glazed obscure door to garden, open to:

## Kitchen/Breakfast Room (Formerly Garage)

16'8" x 11'8" max (5.08m x 3.56m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, fitted eye level electric oven, middle island with built-in five ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, laminate flooring.

## Landing

Fitted carpet, door to:

## Bedroom 1

11'0" x 10'6" max (3.35m x 3.20m max)

UPVC double glazed window to rear, laminate flooring, telephone point, TV point, storage cupboard with hot water cylinder, door to:

## En-Suite Shower

With recessed tiled double shower cubicle with fitted shower over, shaver point, uPVC obscure double glazed window to front, radiator, vinyl flooring.

**Disclaimer:** 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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

## Bedroom 2

9'9" x 8'0" (2.97m x 2.44m)

UPVC double glazed window to rear, radiator, laminate flooring.

## Bedroom 3

6'5" x 8'1" (1.96m x 2.46m)

UPVC double glazed window to front, radiator, laminate flooring.

## Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap, wash hand basin with cupboards under and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

## Outside

There is a Driveway to the front providing off road parking.

The rear garden has a decking area, gravel areas, gated side access.

## Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.