

**Banbury Drive, Hampton Water Peterborough PE7 8SD**

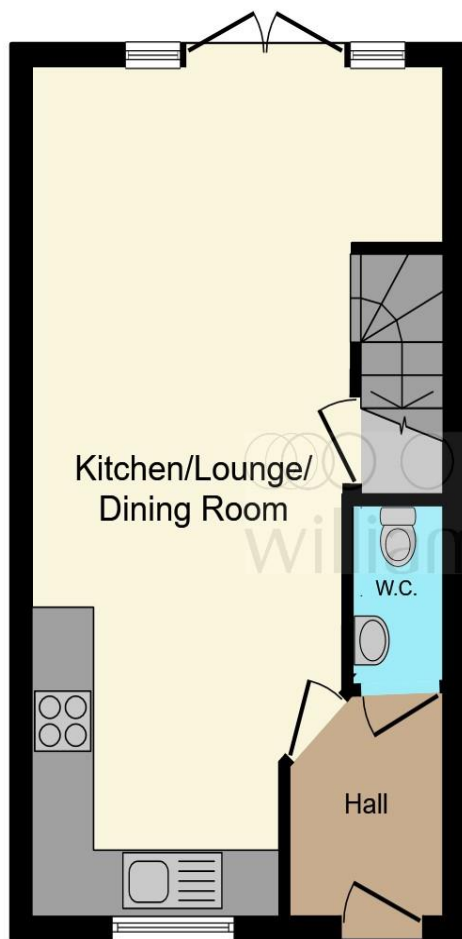


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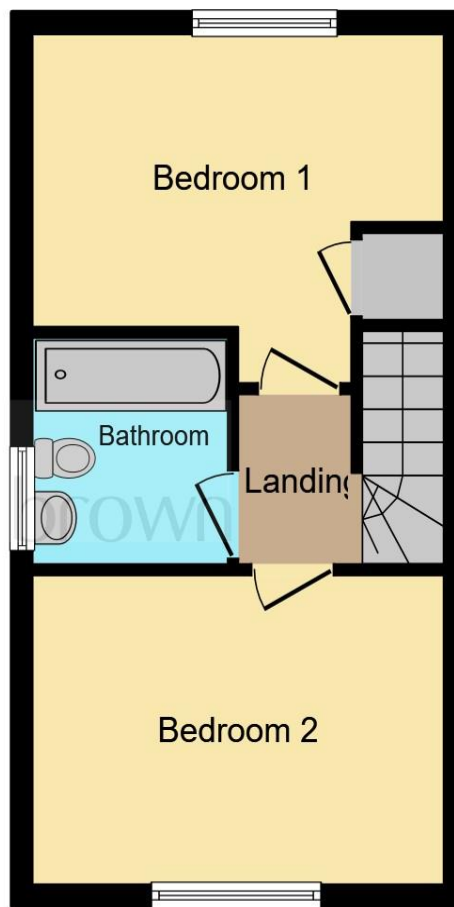
**Banbury Drive, Hampton Water Peterborough**

A very well presented HOME which offers well proportioned accommodation to comprise: kitchen/ lounge/diner, downstairs wc, two bedrooms, bathroom, pleasant garden & allocated parking for two cars . This home could make an ideal first purchase and must be viewed to appreciate!





**Ground Floor**



**First Floor**

### Entrance Hall

Tiled floor, through to lounge / kitchen diner.

### Lounge/Kitchen/Diner

25' 4" x 9' 6" ( 7.72m x 2.90m )  
Double glazed window to the front & french doors to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted electric induction hob, electric oven, dishwasher, washing machine & fridge freezer, two radiators.

### Downstairs Wc

Close coupled wc, hand wash basin, radiator, tiled flooring.

### First Floor Landing

Doors to bedrooms & bathroom.

### Bedroom 1

13' 4" x 9' 2" ( 4.06m x 2.79m )  
Double glazed window to the front, radiator.

### Bedroom 2

11' x 13' 2" ( 3.35m x 4.01m )  
Double glazed window to the rear, radiator, over stairs storage cupboard.

### Bathroom

Frosted double glazed window to the side, close coupled wc, hand wash basin, panel bath with shower & screen, radiator / towel rail, tiled flooring.

### Outside The Property

To the front there is off road parking for two cars with allocated bays . The rear garden offers a paved patio area with outside tap and is laid to artificial grass and is enclosed by fencing with gated side access.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Banbury Drive, Hampton Water Peterborough**

- Lounge/kitchen/diner
- Two bedrooms
- Bathroom
- Garden & off road parking
- Still in NHBC warranty

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ109413 - 0002

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