

Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Chelburn Grove, Hampton Water, Peterborough, PE7 8TG

£1,325 Per month

MODERN DEVELOPMENT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *INTEGRATED KITCHEN APPLIANCES

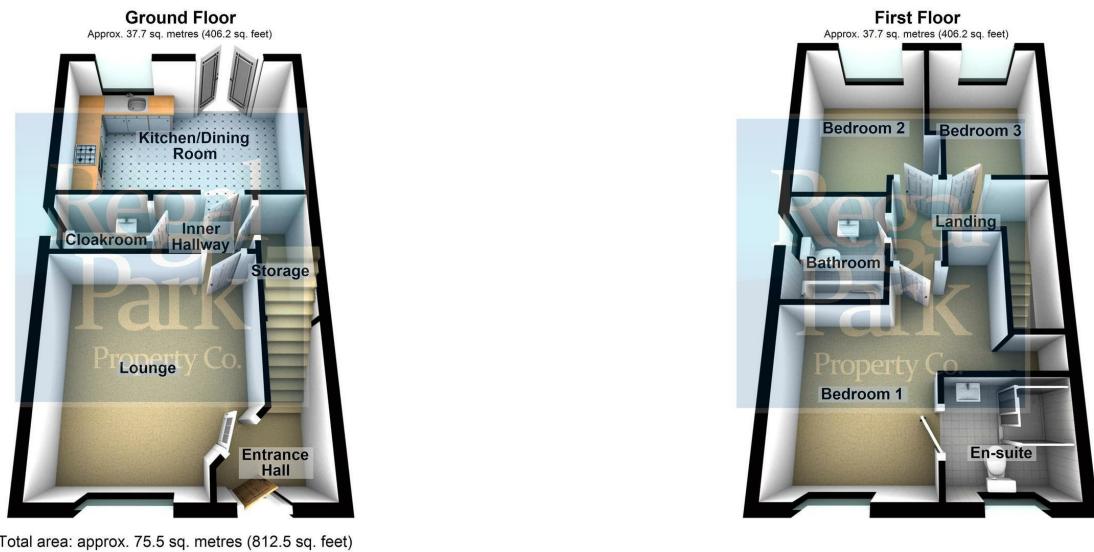
Regal Park are pleased to offer this Modern 3 Bedroom Semi Detached House in the popular location of Hampton Water. The property is situated close to local amenities and is within easy access to A1 and comprises of; Entrance Hall, Lounge, Inner Hallway, Cloakroom, Kitchen/Dining Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom.

There is parking at the front and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B





Entrance Hall

Radiator, vinyl flooring, smoke detector, stairs, door to:

Lounge

12'10" x 11'10" max (3.91m x 3.61m max)

UPVC double glazed window to front, double radiator, vinyl flooring, telephone point, TV point, door to:

Inner Hallway

Vinyl flooring, door to Kitchen, door to:

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite pedestal wash hand basin and low-level WC, radiator, vinyl flooring, door to:

Storage

Vinyl flooring, telephone point, storage

Kitchen/Dining Room

9'11" x 15'1" (3.02m x 4.60m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, wall mounted concealed boiler, integrated fridge/freezer, slimline dishwasher and washer dryer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, uPVC double glazed french double doors to garden.

Stairs and Landing

Radiator, fitted carpet, smoke detector, door to:

Bedroom 1

11'9" x 12'1" (3.57m x 3.69m)

UPVC double glazed window to front, radiator, fitted carpet, over-stairs storage recess, door to:

En-suite

Fitted with a three piece suite comprising; pedestal wash hand basin, tiled double shower cubicle with fitted shower over and glass screen and low-level WC, tiled surround, uPVC obscure double glazed window to front, radiator, vinyl flooring.

Bedroom 2

10'7" x 7'9" (3.22m x 2.36m)

UPVC double glazed window to rear, radiator, fitted carpet.

Bedroom 3

9'5" x 6'11" (2.87m x 2.11m)

UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with a three piece suite comprising; deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, shaver point, upVC obscure double glazed window to side, radiator, vinyl flooring.

Outside

There is parking to the front of the property.

The rear garden is laid to lawn, outside lighting, gated access to front.