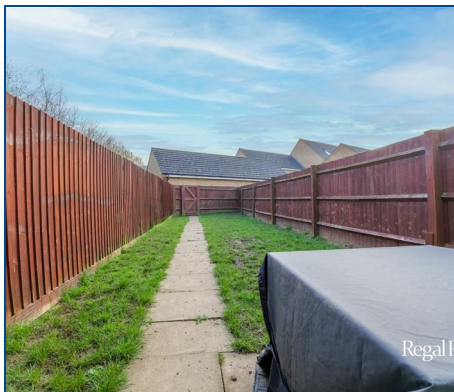
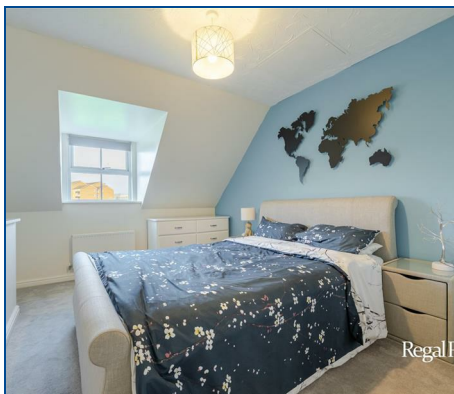


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Harn Road, Hampton Centre, Peterborough, PE7 8GH

Offers in excess of £240,000

Freehold

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *GARAGE WITH EV CHARGER

Regal Park are pleased to offer this well presented 3 Double Bedroom Townhouse in the popular location of Hampton Centre. The property is situated within walking distance to all local amenities including Serpentine Green Shopping Centre and schools and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has Bedrooms 2 & 3 and a Bathroom. The top floor has the Master Bedroom and En-Suite.

There is a Driveway & Single Garage in a block with EV charger and enclosed rear garden.

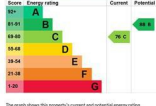
Viewings Highly Recommended.

EPC: C

Energy rating and score

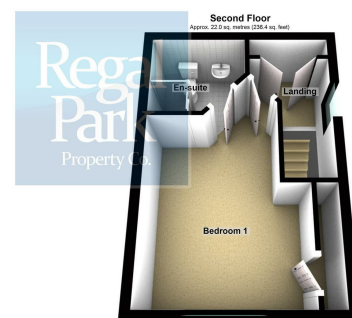
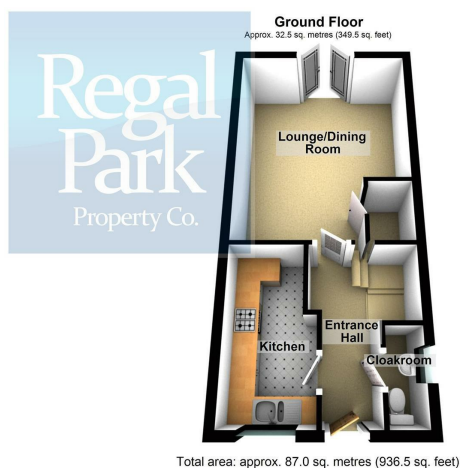
This property's energy rating is C. What the numbers mean is:

See how to improve this property's energy efficiency



The graph shows this property's current and potential energy rating





Entrance Hall

Cloakroom

2'8" x 6'6" (0.81m x 1.98m)

Kitchen

11'6" x 5'11" (3.50m x 1.81m)

Lounge/Dining Room

15'5" x 13'0" max (4.70m x 3.96m max)

First Floor and Landing

Bedroom 2

9'5" x 13'1" (2.87m x 3.99m)

Bedroom 3

8'8" x 13'0" max (2.64m x 3.96m max)

Bathroom

5'7" x 6'11" (1.70m x 2.11m)

Second Floor and Landing

Bedroom 1

12'7" x 8'11" (3.83m x 2.71m)

En-suite

5'11" x 8'4" (1.80m x 2.54m)

Estate Charges

Please note there is an estate charge of approx £250 per annum

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.