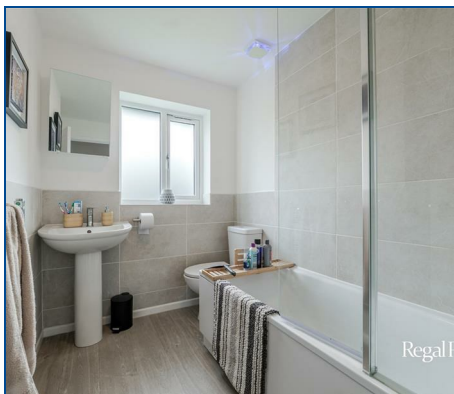


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Hadrians Court, Fletton, Peterborough, PE2 8NJ
Offers in excess of £210,000
Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *RE-FITTED KITCHEN* *RE-FITTED BATHROOM* *NEW UPVC WINDOWS* *NEW BOILER* *WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION

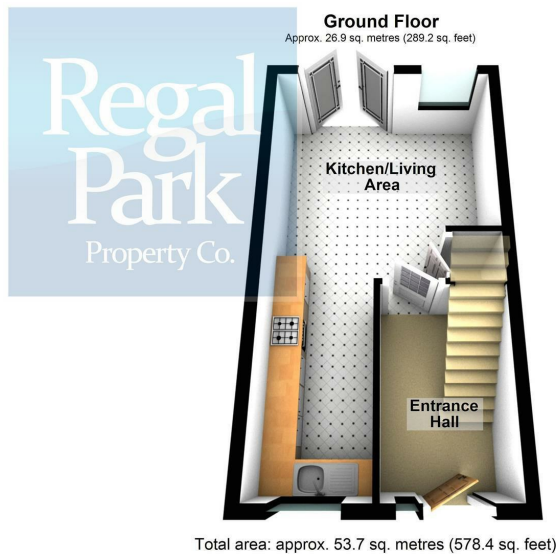
Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular location of Fletton. The property is situated within walking distance to city centre and train station and close to local amenities and comprises; Entrance Hall, open plan Kitchen/Living Area, 2 Bedrooms and a Bathroom.

The property benefits from Air Conditioning in the Master Bedroom. There is a Driveway providing off road parking, leading to a Single Garage and enclosed rear garden.

Viewings Highly Recommended.

EPC: C





Entrance Hall

Open Plan Kitchen/Living Area
23'4" x 11'11" max (7.11m x 3.63m max)

Landing

Bedroom 1
12'5" x 11'11" max (3.78m x 3.63m max)

Bedroom 2
11'4" x 6'7" max (3.45m x 2.01m max)

Bathroom

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.