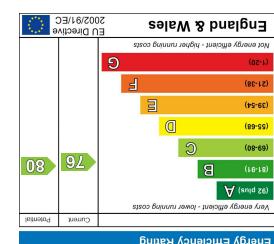
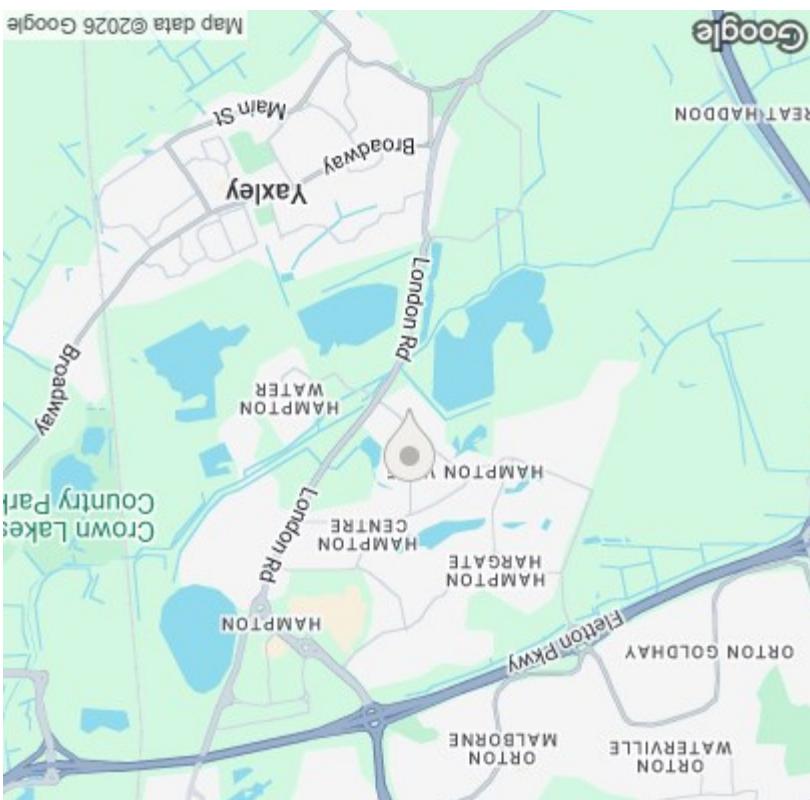


PLAQUE OF NOTE. IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELFCHEMICAL LICENCING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <http://www.petroleumlicensingsecurities.com/links.htm>



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing
apponiment for this property or require further information.



Floor Plan



Old Bailey Road

Hampton Vale, Peterborough, PE7 8EN

A substantial five bedroom detached family home set across three floors, offering nearly 2,150 ft² of versatile living space, a double garage, large driveway, and a private two tier rear garden. Positioned in a sought after residential location and offered to the market with no forward chain, this property is ideal for growing families looking for space, flexibility, and long term comfort.

The accommodation includes two generous reception rooms, a large conservatory, kitchen with utility room, downstairs WC, five well proportioned bedrooms, a Jack and Jill en-suite, family bathroom, and a master suite complete with dressing room and private en-suite.

This impressive five bedroom detached family home on Old Bailey Road offers exceptional space across three floors, making it ideal for larger families or those needing flexible living arrangements. Upon entering the property, you are welcomed by a spacious entrance hall which leads through to a generous living room and separate dining room. To the rear of the property sits a large conservatory which provides an excellent additional reception space overlooking the garden and is perfect for entertaining or relaxing. The kitchen is well proportioned and is supported by a separate utility room and convenient downstairs WC. The first floor offers a spacious landing leading to the master bedroom suite which benefits from its own dressing room and private en-suite. Two further bedrooms are located on this floor along with the family bathroom. The second floor provides two additional large double bedrooms which share a Jack and Jill en-suite, creating an ideal arrangement for children, guests, or multi generational living. Externally, the property continues to impress. To the front is a driveway providing parking for several vehicles and access to a double garage. To the rear is a private, enclosed two tier garden offering a safe and peaceful outdoor space for families to enjoy.

With approximately 199m² of internal space, a practical layout across three floors, and being offered with no forward chain, this home presents a rare opportunity to secure a spacious long term family property in a desirable location.

Entrance Hall
2.87 x 3.92 (9'4" x 12'10")

Living Room
3.40 x 5.89 (11'1" x 19'3")

Conservatory
3.02 x 4.70 (9'10" x 15'5")

Dining Room
2.91 x 3.89 (9'6" x 12'9")

Kitchen
4.07 x 3.32 (13'4" x 10'10")

Utility Room
1.70 x 2.34 (5'6" x 7'8")

WC
1.68 x 0.85 (5'6" x 2'9")

First Floor Landing
2.85 x 3.98 (9'4" x 13'0")

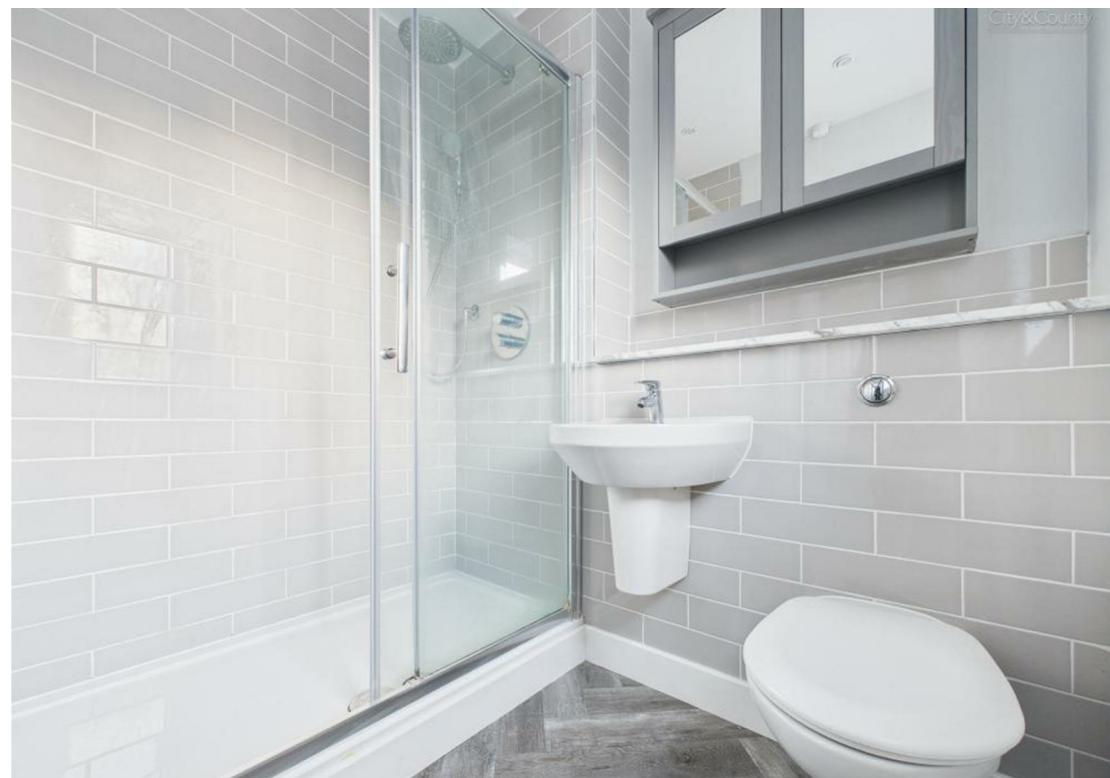
Master Bedroom
3.37 x 3.82 (11'0" x 12'6")

Dressing Room
1.00 x 1.94 (3'3" x 6'4")

En-Suite To Master Bedroom
1.42 x 1.98 (4'7" x 6'5")

Bedroom Four
2.91 x 3.12 (9'6" x 10'2")

Bathroom
2.82 x 1.88 (9'3" x 6'2")



Bedroom Five
2.90 x 2.64 (9'6" x 8'7")
Second Floor Landing
2.85 x 1.71 (9'4" x 5'7")
Bedroom Two
3.41 x 4.83 (11'2" x 15'10")
Wardrobe To Bedroom Two
3.34 x 0.95 (10'11" x 3'1")
Jack And Jill En-Suite
2.82 x 1.53 (9'3" x 5'0")
Bedroom Three
2.89 x 4.81 (9'5" x 15'9")
Wardrobe To Bedroom three
2.90 x 0.97 (9'6" x 3'2")
Garage
2.75 x 5.09 (9'0" x 16'8")
Storage Room
2.36 x 3.93 (7'8" x 12'10")
EPC - C
76/80
Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.