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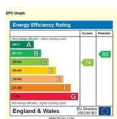
7 Office Village, Cygnet Park, Peterborough, PE7 8GX



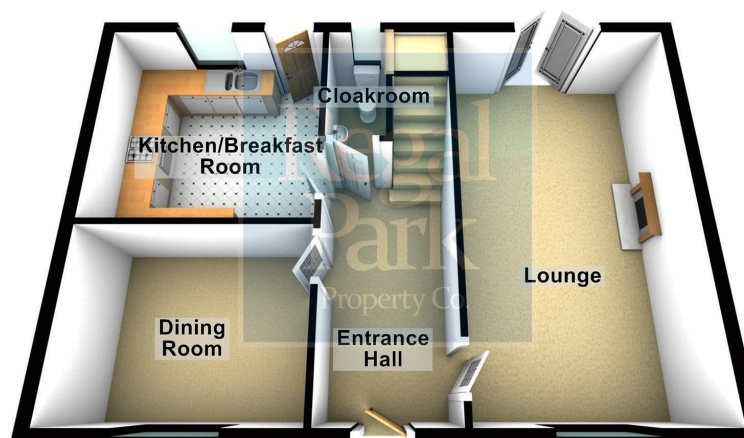
Sprigs Road, Hampton Hargate, Peterborough, PE7 8FT
Price £330,000
Freehold

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *CATCHMENT FOR HAMPTON HARGATE PRIMARY SCHOOL - OFSTED 'OUTSTANDING'
Regal Park are pleased to offer this well presented 4 Bedroom Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further Bedrooms and a Bathroom.
There is a Driveway to the side providing off road parking, leading to a Single Garage. Low maintenance rear garden.
Viewings Highly Recommended.

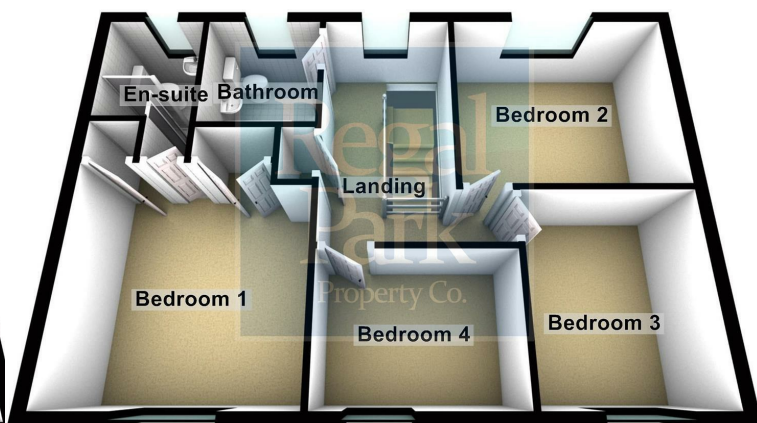
EPC: C



Ground Floor



First Floor



Entrance Hall

Radiator, laminate flooring, telephone point, stairs, door to:

Lounge

19'9" x 11'1" (6.02m x 3.38m)

UPVC double glazed window to front, coal effect electric fire with surround, single radiator, double radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

Dining Room

11'2" x 8'10" (3.40m x 2.69m)

UPVC double glazed window to front, radiator, laminate flooring.

Kitchen/Breakfast Room

10'8" x 11'1" (3.25m x 3.39m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, built-in fridge/freezer, plumbing for washing machine, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, door to garden.

Cloakroom

UPVC obscure double glazed window to rear, fitted with two piece suite comprising, wall mounted wash hand basin and close coupled WC, radiator, tiled flooring.

Stairs and Landing

UPVC double glazed window to rear, radiator, fitted carpet, cupboard housing hot water cylinder.

Bedroom 1

11'4" x 11'4" max (3.45m x 3.45m max)

UPVC double glazed window to front, radiator, fitted carpet, TV point, built in wardrobes, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Bedroom 2

9'6" x 11'1" (2.90m x 3.38m)

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

Bedroom 3

9'11" x 8'4" (3.03m x 2.55m)

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

Bedroom 4

7'0" x 9'4" (2.13m x 2.84m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Outside

There is a Driveway to the side of the property providing off road parking, leading to a single garage with side personnel door. The rear garden has a patio area, artificial grass, gravel areas, mature flowers and trees, outside tap, gated side access.

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.