

108 AQUA DRIVE, PETERBOROUGH, PE7 8QN



£270,000 PRICE GUIDE

" CLOSE TO A1 AND COMMUTER ROUTES "

- 3 BEDROOMS
- POPULAR LOCATION OF HAMPTON WATER
- 2 PARKING SPACES
- CLOSE TO SCHOOLS AND AMENITIES
- SEMI DETACHED HOME
- CONVENIENT ACCESS TO THE A1
- EXCEPTIONALLY PRESENTED
- SPACIOUS KITCHEN/DINER WITH FRENCH DOORS OUT ONTO THE GARDEN
- CLOAKROOM
- EPC ENERGY RATING - B / COUNCIL TAX BAND - B



PROPERTY HIGHLIGHTS

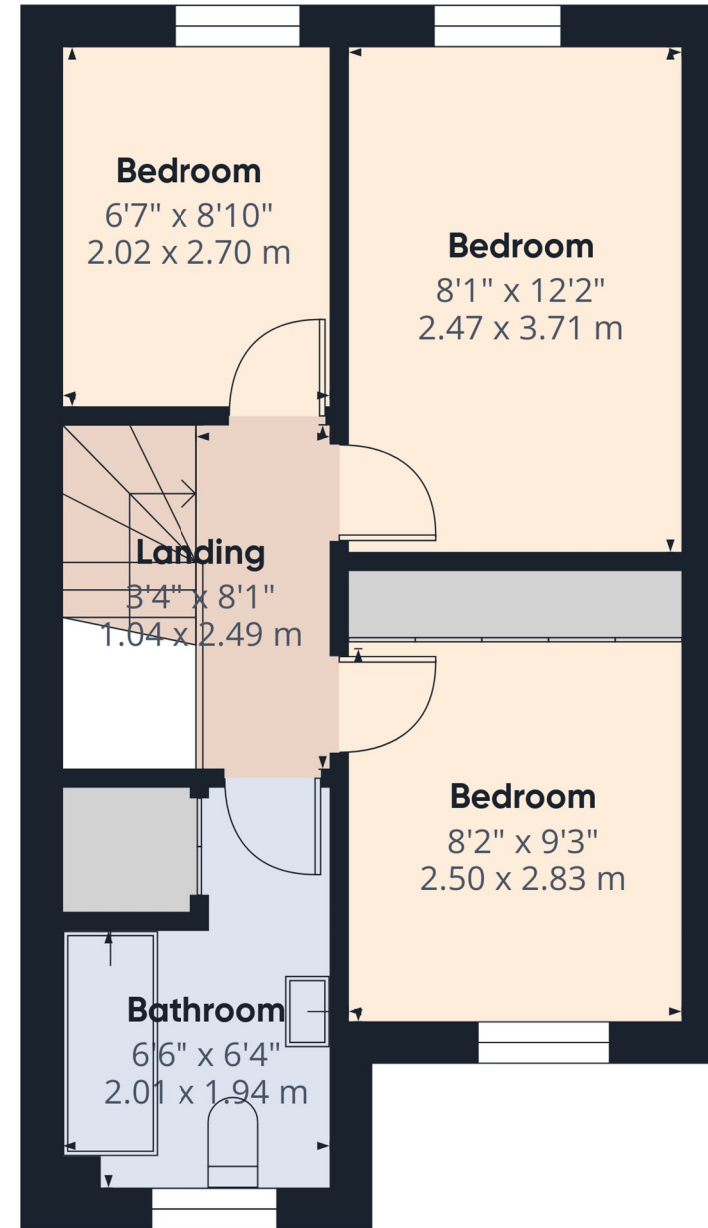
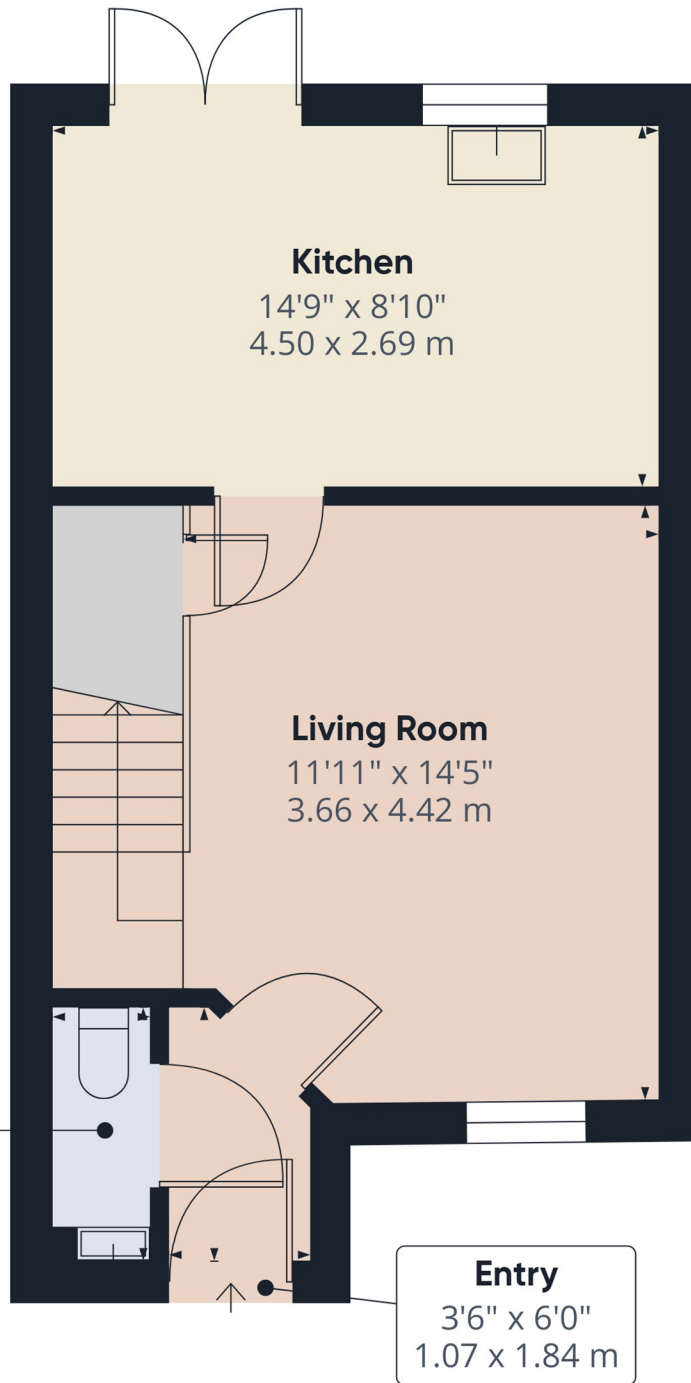
Welcome to this charming 3 bedroom semi-detached home nestled in the popular area of Hampton Water.

Benefiting from two dedicated parking spaces and a desirable location that perfectly balances calm suburban living with easy access to major transport links. The property itself features an entrance hall, cloakroom, kitchen/diner, living room, 3 bedrooms and bathroom.

The property also still has valid NHBC warranty until 2029.



🛏 3 Bedrooms 🚿 1 Bathroom 🪑 1 Reception



Approximate total area⁽¹⁾

715 ft²
66.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30828940

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

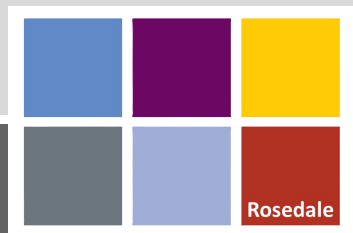
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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