



Alder Road, Hampton Hargate Peterborough
Offers in Excess of £270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached House
- 4 Bedrooms
- Close to Local Amenities
- Driveway & Garage
- NO CHAIN!

AGENT NOTE**Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.**

Located in Hampton Hargate, this property sits within easy reach of all of Hampton's amenities including Serpentine Green shopping centre, schools, lakeland walks and important transport links.

Outside there is ample off-road parking on the double width block paved driveway and access to the single garage and the rear garden has ample space for the family and has playing field views.

Entrance Hall
(*Renovation Required*)

Downstairs cloakroom
(*Renovation Required*)



Lounge
4.32m ex bay x 3.20m (14'02" ex bay x 10'06")
(*Renovation Required*)

Dining Room
2.90m x 2.69m (9'06" x 8'10")
(*Renovation Required*)

Garden room
3.73m x 3.12m (12'03" x 10'03")
(*Renovation Required*)

Kitchen
3.07m ex recess x 2.67m (10'01" ex recess x 8'09")
(*Renovation Required*)

Utility room
1.75m x 1.98m max (5'09" x 6'06") max Irregular shaped
room
(*Renovation Required*)

Rear Lobby
2.08m x 1.55m (6'10" x 5'01")
(*Renovation Required*)

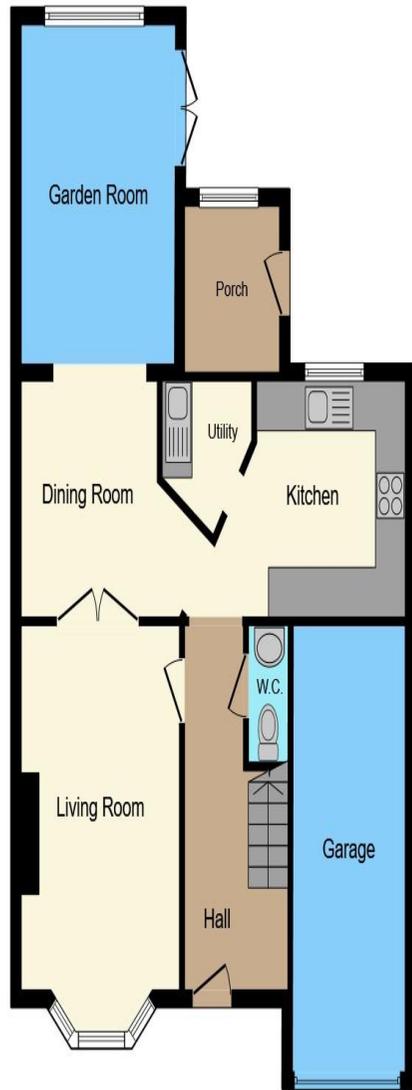
First floor
(*Renovation Required*)

Bedroom 1
3.48m ex wardrobe x 2.95m ex recess (11'05" ex wardrobe
x 9'08" ex recess)
(*Renovation Required*)

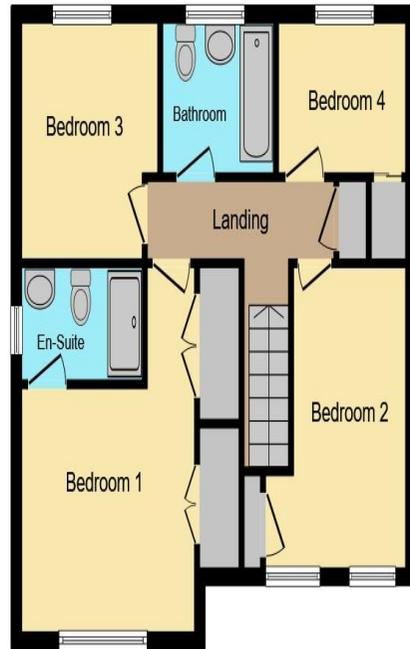
Ensuite
(*Renovation Required*)

Bedroom 2
3.02m x 2.82m max (9'11" x 9'03" max)
(*Renovation Required*)





Ground Floor



First Floor

Total floor area 131.6 m² (1,417 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bedroom 3
3.70m ex wardrobe x 3.63m ex wardrobe restricted ceiling height (12'02" ex wardrobe x 11'11" ex wardrobe)
restricted ceiling height
(*Renovation Required*)

Bedroom 4
2.72m x 2.08m (8'11" x 6'10")
(*Renovation Required*)

Bathroom
(*Renovation Required*)

Outside there is ample off-road parking on the double width block paved driveway and access to the single garage 5.16m x 2.34m min (16'11" x 7'08" min), the rear garden has ample space for the family and has playing field views.

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To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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