



Redshank Way, Hampton Vale, Peterborough PE7 8LX

welcome to
Redshank Way, Hampton Vale
Peterborough

- SOLD WITH NO CHAIN
- PRICE GUIDE £280,000-£300,000
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TWO EN-SUITE AND A FAMILY BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£280,000

view this property online williamhbrown.co.uk/Property/FLE104952



Property Ref:
FLE104952 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is pleased to offer this located in the highly desirable Hampton Vale area, well-presented four-bedroom family home on Redshank Way offers generous and flexible living space, ideal for modern families. The central entrance hall leads to a bright lounge at the front, a spacious dining room to the rear, a well-arranged kitchen with direct access to the dining area, a useful study/playroom, a separate utility room and a ground-floor WC. The first floor provides four well-proportioned bedrooms, including a master bedroom with an en-suite shower room and dressing area, as well as a second bedroom with its own en-suite—perfect for guests or older children. A family bathroom serves the remaining bedrooms. Outside, the property benefits from a low-maintenance rear garden, a garage, and off-road parking positioned to the rear. Offered with no forward chain and gas central heating, this home provides excellent space, practicality and convenience in a popular and well-connected residential location.

Entrance Hall

Lounge

18' x 10' 8" (5.49m x 3.25m)

Study

10' 1" x 8' 1" (3.07m x 2.46m)

Dining Room

14' 1" x 9' 7" (4.29m x 2.92m)

Utility Room

5' 4" x 5' 5" (1.63m x 1.65m)

Kitchen

7' 8" x 7' 7" (2.34m x 2.31m)

Landing

Master Bedroom

14' 1" x 10' 4" (4.29m x 3.15m)

En-Suite

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

En-Suite

Bedroom Three

11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Four



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