

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



**Banbury Drive, Hampton Water, Peterborough, PE7 8SB**  
**Price £350,000**  
**Freehold**

**\*MODERN DEVELOPMENT\* \*BUILT IN 2023 BY BOVIS HOMES\* \*CLOSE TO LOCAL AMENITIES\***

Regal Park are pleased to offer this well presented 3 Bedroom Family Home in the popular location of Hampton Water. The property was built in 2023 by Bovis Homes and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Lounge, Cloakroom, Kitchen/Dining Room, Utility Room.

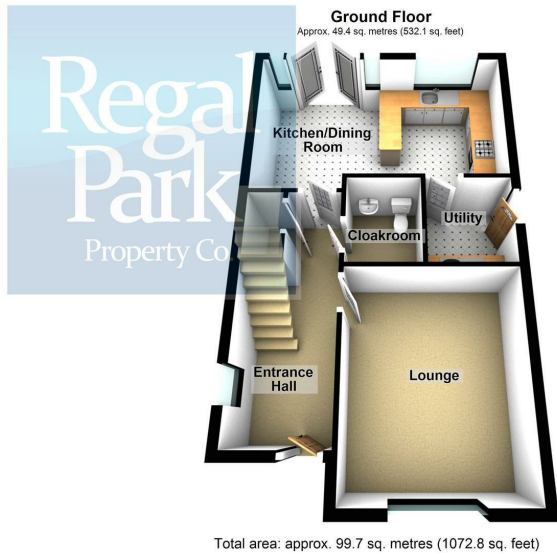
Upstairs the Master Bedroom has built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

There is a Driveway to the side providing off road parking and Single Garage. Enclosed rear garden.

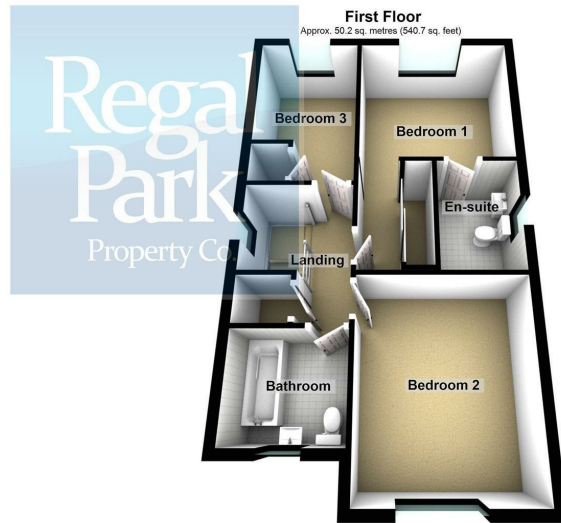
Viewings Highly Recommended.

EPC: B





Total area: approx. 99.7 sq. metres (1072.8 sq. feet)



## Entrance Hall

## Lounge

14'0" x 11'1" (4.27m x 3.38m )

## Cloakroom

6'3" x 4'11" (1.91m x 1.50m)

## Kitchen/Dining Room

18'0" x 11'4" (5.49m x 3.45m )

## Utility

6'3" x 5'10" (1.90m x 1.79m)

## Stairs and Landing

## Bedroom 1

9'9" x 10'8" (2.96m x 3.25m)

## En-suite

5'2" x 7'11" (1.57m x 2.41m)

## Bedroom 2

13'0" x 10'7" (3.95m x 3.23m)

## Bedroom 3

11'7" x 7'1" max (3.53m x 2.16m max)

## Bathroom

## Estate Charges

Please note Estate Charges apply.

Estimate annual cost of £352.48

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.