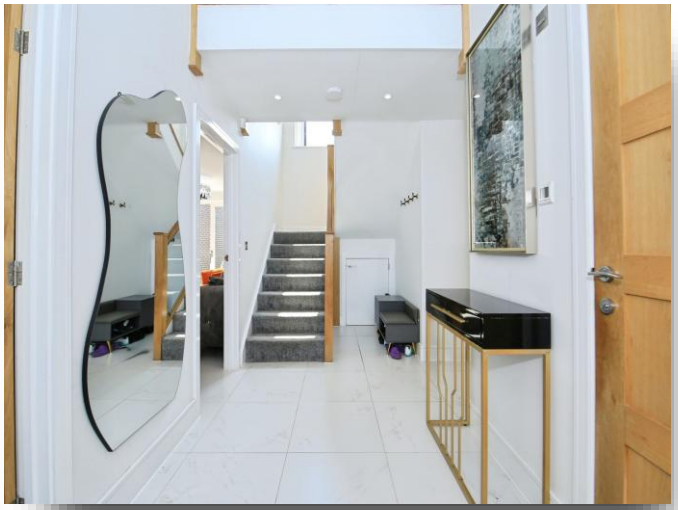


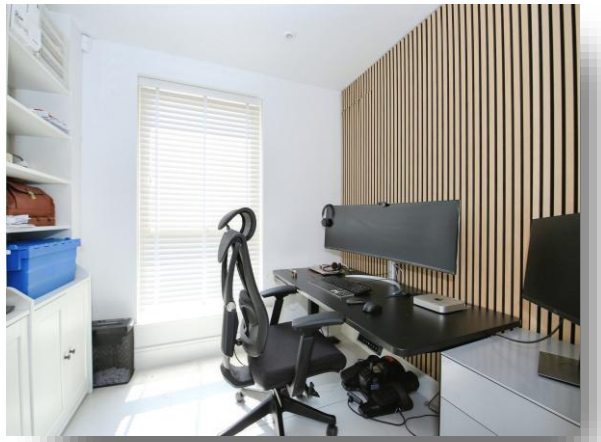
Tarka Grove, Hampton Water Peterborough PE7 8TY

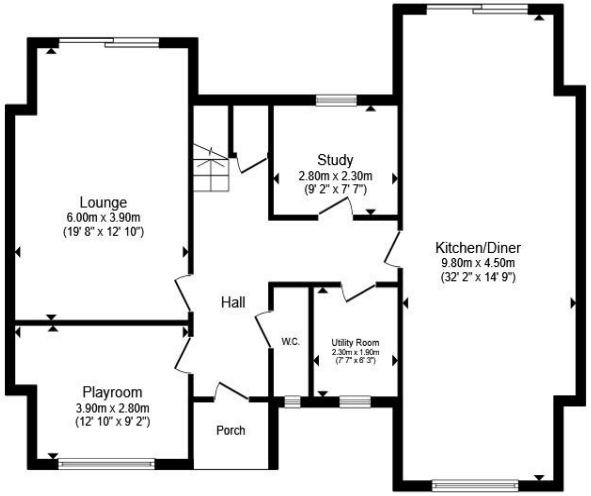
william
h brown

welcome to

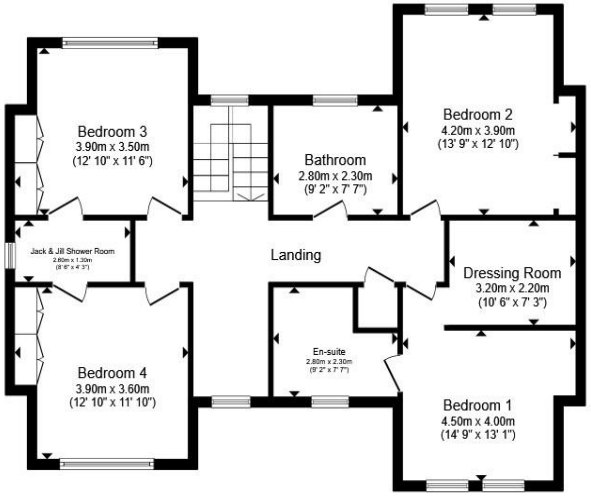
Tarka Grove, Hampton Water Peterborough

An executive detached family home located on this popular development with lakeside walks on your doorstep. This home boasts prestige decoration throughout, with three reception rooms alongside the open plan kitchen/dining/living area, four well-sized bedrooms, an ensuite and dressing room to the master bedroom, and a double garage and driveway. The downstairs has underfloor heating throughout and this home must be viewed to fully appreciate! The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

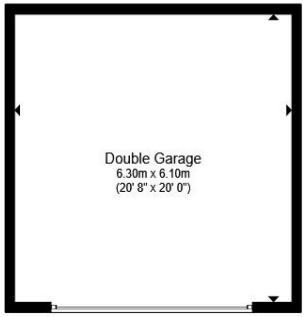




Ground Floor



First Floor



Garage

Total floor area 233.0 m² (2,508 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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Entrance Hall

Downstairs Wc

Study

Playroom

Lounge

Kitchen/Diner

Utility Room

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Jack & Jill Bathroom

Bedroom 4

Family Bathroom

Outside The Property

Agents Note

There is an Estate charge Circa £360 PA

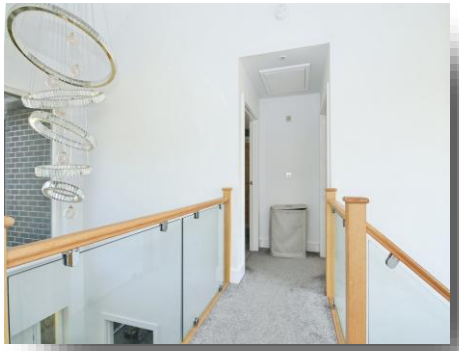
welcome to

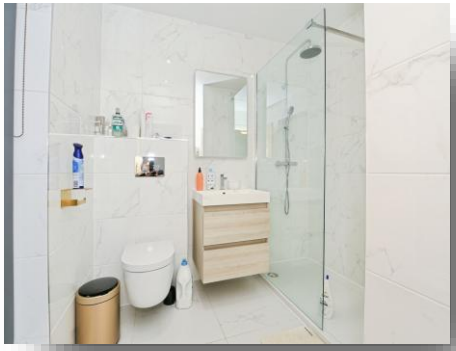
Tarka Grove, Hampton Water
Peterborough

- Four Well-Sized Bedrooms
- Study, Playroom & Lounge, Entrance Hall, Downstairs WC
- Open Plan Kitchen/Diner, Utility Room
- Over 6 Years Left On NHBC Warranty
- Ensuite, Jack & Jill Bathroom & Family Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: G

£790,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109746

The Property Ombudsman

Property Ref:
YXZ109746 - 0009

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

01733 242433

Yaxley@williamhbrown.co.uk

Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.