



Banbury Drive, Hampton Water Peterborough PE7 8SD

welcome to

Banbury Drive, Hampton Water Peterborough

a beautifully presented semi-detached home located on this great development within Peterborough comprising of; entrance hall, downstairs wc, open plan living area, three bedrooms, ensuite to master, family bathroom, gardens & parking! View now before it sells...



Entrance Hall

Radiator.

Downstairs Wc

Radiator, hand wash basin, close coupled toilet.

Open Plan Living Space

16' 11" MAX x 27' 2" MAX (5.16m MAX x 8.28m MAX)

Windows to the front & rear, French doors to the rear, two radiators. Sink drainer set into work surface, further work surfaces with cupboards & drawers below with a range of wall mounted storage cupboards. Fitted electric oven with gas hob & cooker hood. Integrated fridge/freezer, washing machine & dishwasher. Stairs with understairs cupboard.

Bedroom 1

9' 10" x 11' 9" (3.00m x 3.58m)

Window to the rear, radiator, built in wardrobes.

Ensuite

Frosted window to the rear, radiator, double shower cubicle, hand wash basin, close coupled toilet.

Bedroom 2

9' 9" x 9' 7" (2.97m x 2.92m)

Window to the front, radiator.

Bedroom 3

11' 5" x 6' 11" (3.48m x 2.11m)

Window to the front, radiator.

Family Bathroom

Radiator, panel bath with shower & screen, hand wash basin, close coupled toilet.

Outside The Property

To the front of the property, there is generous parking for up to three vehicles, and a range of plants and flowers. The rear garden is fully enclosed by fencing, with a side gate leading back to the front. It is laid to lawn, with decking & a patio area. There is also a variety of flowers & plants, as well as a shed & pergola providing shade.



view this property online williamhbrown.co.uk/Property/YXZ109712



welcome to

Banbury Drive, Hampton Water Peterborough

- Entrance Hall, Downstairs WC
- Open Plan Living Space
- Three Well-Sized Bedrooms
- Ensuite & Family Bathroom
- Gardens & Ample Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109712



Property Ref:
YXZ109712 - 0004

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 a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk