

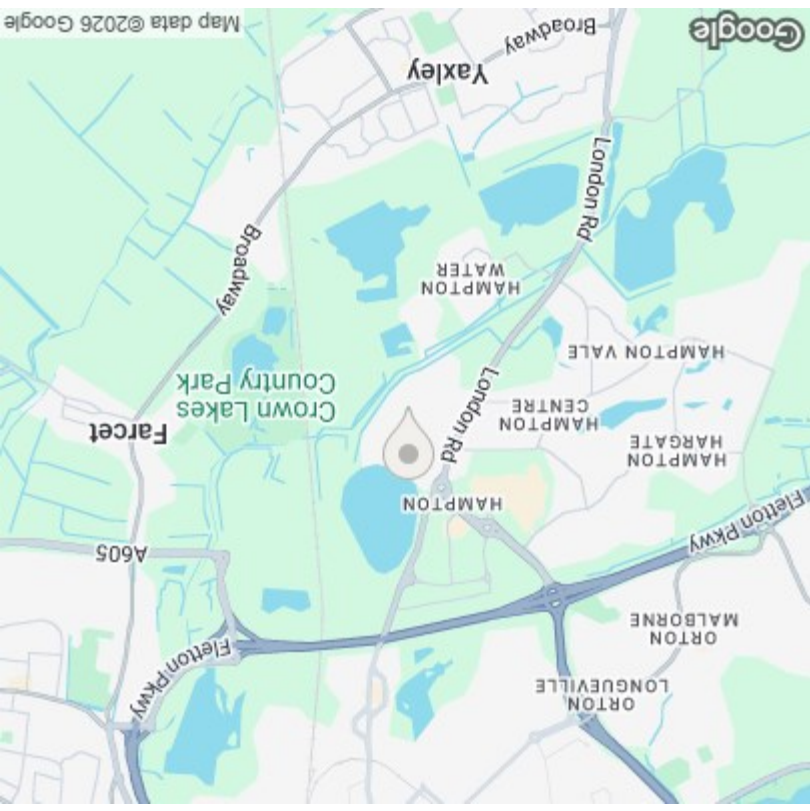
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 guarantees. All photographs, measurements, floorplans 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-81)
C (69-81)	C (55-69)
D (55-69)	D (39-55)
E (39-55)	E (21-39)
F (21-39)	F (13-21)
G (13-21)	G (1-13)

Any energy efficient lower rating costs
 Any energy inefficient higher rating costs
 EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

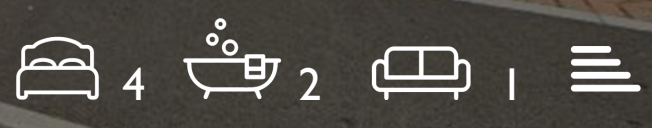


Floor Plan



Kentwell Road
 Hampton Gardens, Peterborough, PE7 8RD

Guide Price £270,000 - Freehold , Tax Band - D



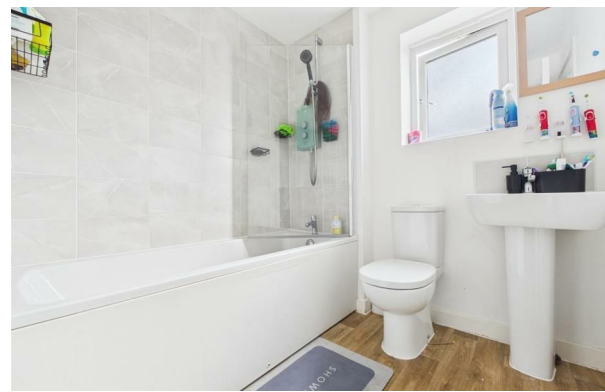
Kentwell Road

Hampton Gardens, Peterborough, PE7 8RD

Guide Price £270,000 - £300,000
 Situated on Kentwell Road in the highly sought-after Hampton Gardens development, this modern and beautifully updated townhouse offers stylish, versatile living across three floors. With a high-spec refitted kitchen, two contemporary bathrooms, flexible reception spaces, and four/five bedrooms, it is perfectly suited to modern family life. Externally, the property boasts a generous rear garden, single garage with power, and off-street parking to the rear.

This modern townhouse, positioned on the ever-popular Hampton Gardens development, has been extensively improved by the current owners to create a stylish and versatile family home. Finished to a high standard throughout, it boasts a refitted high-spec kitchen, two contemporary bathrooms, and generous accommodation arranged across three floors. The ground floor features a welcoming entrance hall with cloakroom/WC and leads to the impressive open-plan kitchen diner and living space, refitted with modern units, integrated appliances, and ample room for both dining and relaxation, with French doors opening onto the rear garden. On the first floor, a central landing provides access to a large, versatile reception room which can serve as a formal living room or additional bedroom, alongside the master bedroom complete with its own en-suite. The top floor offers three further well-proportioned bedrooms and a beautifully refitted family bathroom, making it ideal for families needing space and flexibility. Externally, the property benefits from a good-sized rear garden, a single garage with power, and a private driveway providing off-street parking to the rear.

- Entrance Hall**
1.15 x 4.04 (3'9" x 13'3")
- WC**
0.92 x 2.05 (3'0" x 6'8")
- Kitchen Diner/Living Area**
4.90 x 8.41 (16'0" x 27'7")
- First Floor Landing**
1.00 x 3.36 (3'3" x 11'0")
- Living Room/Bedroom Five**
4.88 x 4.42 (16'0" x 14'6")
- Master Bedroom**
3.07 x 3.27 (10'0" x 10'8")
- En-Suite To Master Bedroom**
1.72 x 1.88 (5'7" x 6'2")
- Second Floor Landing**
1.02 x 3.35 (3'4" x 10'11")
- Bedroom Two**
2.78 x 3.36 (9'1" x 11'0")
- Bathroom**
2.01 x 1.85 (6'7" x 6'0")
- Bedroom Three**
2.78 x 3.80 (9'1" x 12'5")
- Bedroom Four**
2.02 x 2.97 (6'7" x 9'8")
- Garage**
5.96 x 3.07 (19'6" x 10'0")
- EPC - B**
86/95



Tenure - Freehold
 There is a community Green Space Charge payable, current figure is £300 per annum.

IMPORTANT LEGAL INFORMATION
 Construction: Standard
 Accessibility / Adaptations: None
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: No
 Shared driveway: Yes
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Off Street Parking, Single Garage, Rear Of Property
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Electric Mains, Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

