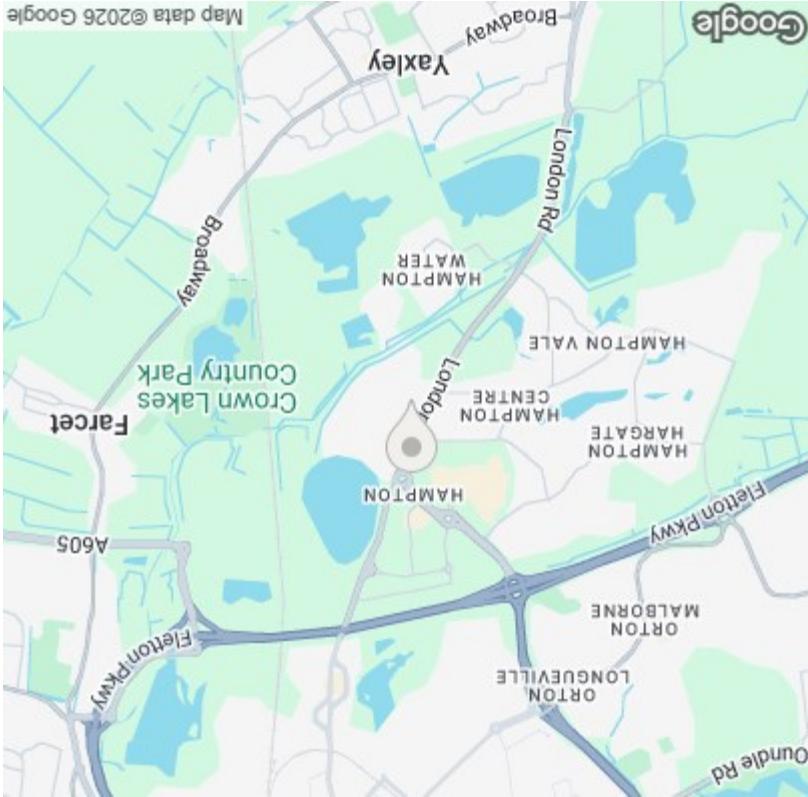


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residents/housing-selective-licensing/>

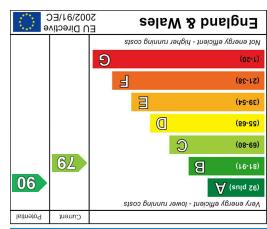
Discriminatory notices and specific regulations have not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee or the validity of any guarantee. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should 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 contact our 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 fixtures fittings have not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee or the validity of any guarantee. All photographs, measurements, floorplans and descriptions 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.

Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan

Drummond Close
Hampton Gardens, Peterborough, PE7 8PY

Offers In Excess Of £290,000 - Freehold, Tax Band - D

Drummond Close

Hampton Gardens, Peterborough, PE7 8PY

Set within a peaceful cul-de-sac in the ever-popular Hampton Gardens development, this modern Persimmon-built detached home offers spacious, well-presented accommodation and sits on a larger-than-average plot with excellent parking and generous gardens. Ideal for those seeking a contemporary home in a desirable location, it provides a thoughtful layout, attractive kerb appeal and move-in ready presentation throughout.

Tucked away in the quiet cul-de-sac of Drummond Close within the highly sought-after Hampton Gardens development, this attractive Persimmon-built detached home—approximately seven years old—offers a superb blend of modern comfort, generous living space and an enviable larger-than-average plot with excellent parking. Immaculately presented throughout, the ground floor features a welcoming entrance hall leading to a bright and spacious living room, a well-appointed kitchen-diner with French doors opening onto the rear garden, a useful utility room and a convenient WC, all arranged to provide both practicality and a natural flow for everyday living. Upstairs, the property continues to impress with a well-designed layout comprising a master bedroom complete with en-suite shower room, two further good-sized bedrooms and a contemporary family bathroom. Outside, the home boasts a neatly maintained front garden, a driveway offering ample parking, a detached garage, and a private rear garden ideal for relaxing or entertaining. Offering style, space and a peaceful location, this is a fantastic opportunity to secure a quality home in one of Hampton's most desirable neighbourhoods.

Entrance Hall

203 x 0.96 (6'7" x 3'1")

Living Room

390 x 3.71 (12'9" x 12'2")

WC

1.51 x 1.59 (4'11" x 5'2")

Kitchen Diner

543 x 2.81 (17'9" x 9'2")

Utility Room

1.72 x 1.62 (5'7" x 5'3")

Landing

2.17 x 2.13 (7'1" x 6'1")

Master Bedroom

3.59 x 3.22 (11'9" x 10'6")

En-Suite To Master Bedroom

1.80 x 1.64 (5'10" x 5'4")

Bedroom Two

2.88 x 2.86 (9'5" x 9'4")

Bathroom

1.77 x 2.12 (5'9" x 6'1")

Bedroom Three

2.49 x 2.88 (8'2" x 9'5")

EPC - D

79/90

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £370 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: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage Detached, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: TBC

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.

