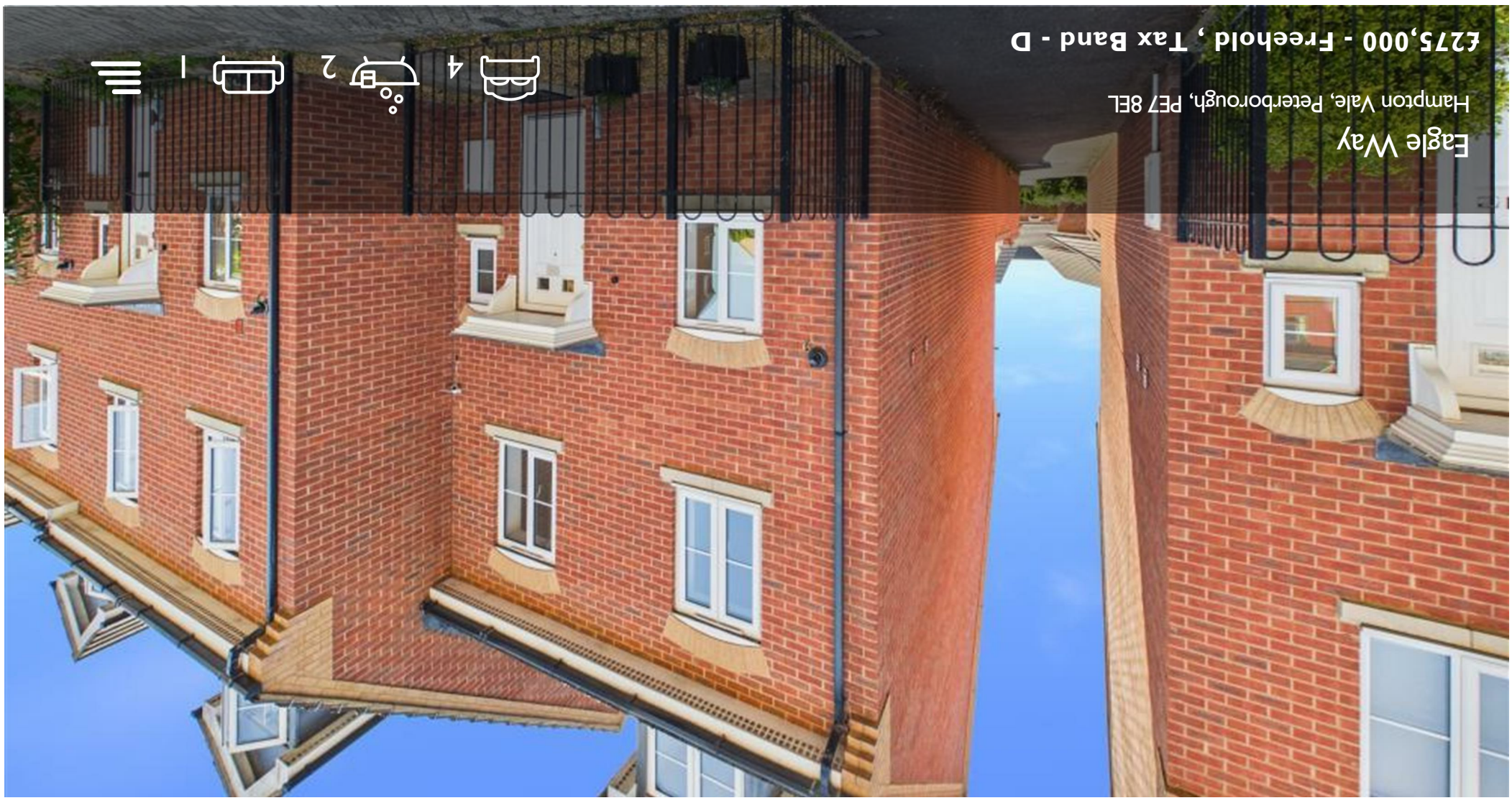


Eagle Way

Hampton Vale, Peterborough, PE7 8EL

£275,000 - Freehold , Tax Band - D

4 2 1

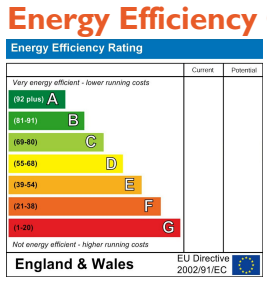
Floor Plan

Area Map

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 Graph



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, 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, 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 licencing 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.

Eagle Way

Hampton Vale, Peterborough, PE7 8EL

Offered with no forward chain, this newly renovated four bedroom townhouse is presented to an excellent standard throughout and includes brand new white goods. Benefiting from a spacious living/dining room, en-suite and dressing room to the principal bedroom, private enclosed rear garden, single garage and parking, the property is conveniently located close to local amenities in the popular Hampton Vale development.

Situated in the sought after area of Hampton Vale, this beautifully renovated four bedroom townhouse is offered to the market with no forward chain and provides spacious accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC and a modern kitchen fitted with brand new white goods, whilst the generous living/dining room offers an excellent space for both relaxing and entertaining, featuring a useful understairs storage cupboard and French doors opening onto the rear garden. The first floor hosts three well proportioned bedrooms alongside a family bathroom. Occupying the entire second floor, the impressive principal bedroom suite benefits from a dressing room and a private en-suite shower room, creating a superb retreat. Outside, the enclosed rear garden features a patio seating area, lawn and a covered canopy area, with a rear gate providing access to the single garage and two allocated parking spaces beyond. Conveniently positioned close to local amenities, schools and transport links, this fantastic home is ideal for families and professionals alike.

Entrance Hall
4.17 x 1.11 (13'8" x 3'7")

WC
2.59 x 0.89 (8'5" x 2'11")

Kitchen
4.33 x 2.44 (14'2" x 8'0")

Living/Dining Room
3.97 x 4.57 (13'0" x 14'11")

First Floor Landing
2.95 x 1.14 (9'8" x 3'8")

Bedroom Two
2.57 x 4.58 (8'5" x 15'0")

Bathroom
1.89 x 2.39 (6'2" x 7'10")

Bedroom Three
3.65 x 2.41 (11'11" x 7'10")

Bedroom Four
2.56 x 2.14 (8'4" x 7'0")

Second Floor Landing
0.96 x 0.97 (3'1" x 3'2")

Master Bedroom
4.54 x 4.58 (14'10" x 15'0")

En-Suite To Master Bedroom
2.30 x 1.71 (7'6" x 5'7")

Dressing Room To Master Bedroom
2.19 x 1.99 (7'2" x 6'6")

Garage
5.60 x 2.60 (18'4" x 8'6")

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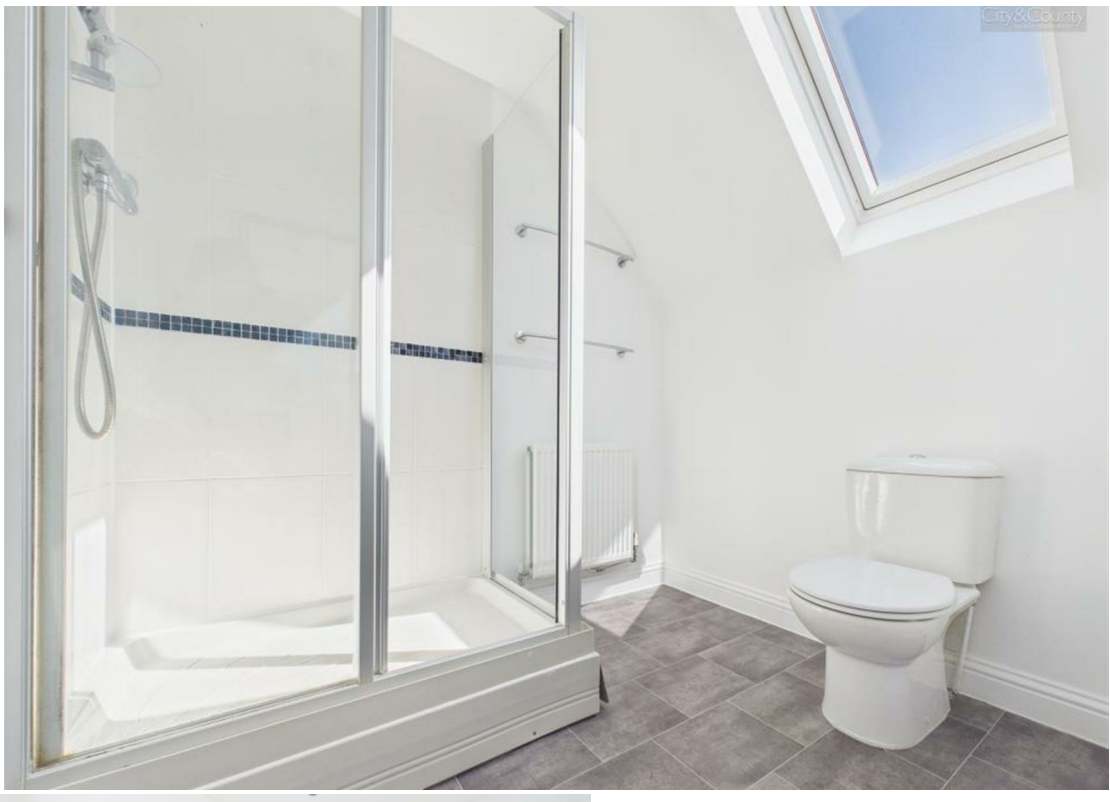
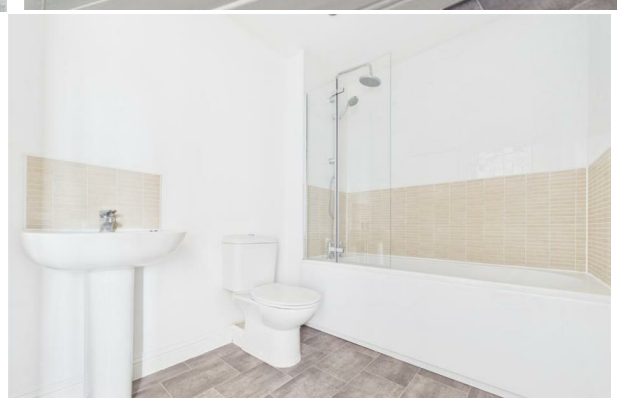
79/89





Tenure - Freehold

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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Property subletting: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: 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: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, Three - 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL