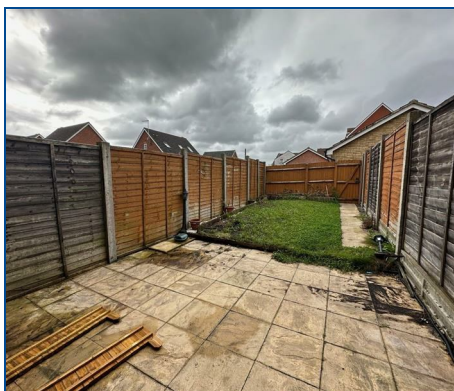


Peterborough
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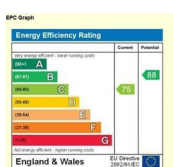


Archers Wood, Hampton Hargate, Peterborough, PE7 8AZ £1,200 Per month

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 3 Double Bedroom Townhouse in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Dining Room, Kitchen. The first floor has the Lounge and Bedroom 3. The top floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobes, and a Bathroom. There is an enclosed rear garden and Single Garage in a block to the rear. Viewings Highly Recommended.

EPC Rating: C





Total area: approx. 109.6 sq. metres (1179.3 sq. feet)



Entrance Hall

Radiator, vinyl flooring, stairs, smoke detector, door to:

Dining Room

9'3" x 12'5" (2.82m x 3.78m)

UPVC double glazed window to front, radiator, fitted carpet.

Cloakroom

Fitted with three piece suite comprising, pedestal wash hand basin and WC, half height tiling to all walls, radiator, vinyl flooring.

Kitchen

12'4" x 11'7" max (3.76m x 3.53m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted range cooker, uPVC double glazed window to rear, vinyl flooring, telephone point, under-stairs storage cupboard and storage cupboard with electricity meters, door to garden.

First Floor and Landing

Radiator, fitted carpet, stairs to second floor, smoke detector, door to:

Lounge

16'2" x 12'5" (4.93m x 3.78m)

Coal effect electric fire with wooden surround, two radiators, fitted carpet, telephone point, TV point, two uPVC double glazed french double doors to juliet balcony.

Bedroom 3

8'9" x 12'5" (2.67m x 3.78m)

Two uPVC double glazed windows to rear, radiator, fitted carpet.

Second Floor and Landing

Fitted carpet, storage cupboard with hot water cylinder, smoke detector, door to:

Bedroom 1

9'1" x 12'6" max (2.77m x 3.81m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s), door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and WC, tiled surround, shaver point, radiator, vinyl flooring.

Bedroom 2

8'9" x 12'5" (2.67m x 3.78m)

Two uPVC double glazed windows to rear, radiator, fitted carpet, built-in double wardrobe(s).

Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap and shower attachment, pedestal wash hand basin and WC, tiled surround, shaver point, radiator, vinyl flooring.

Outside

The rear garden has a patio area, outside socket, lawn area, gated rear access.

There is a Driveway & Single Garage to the rear with power and light connected.