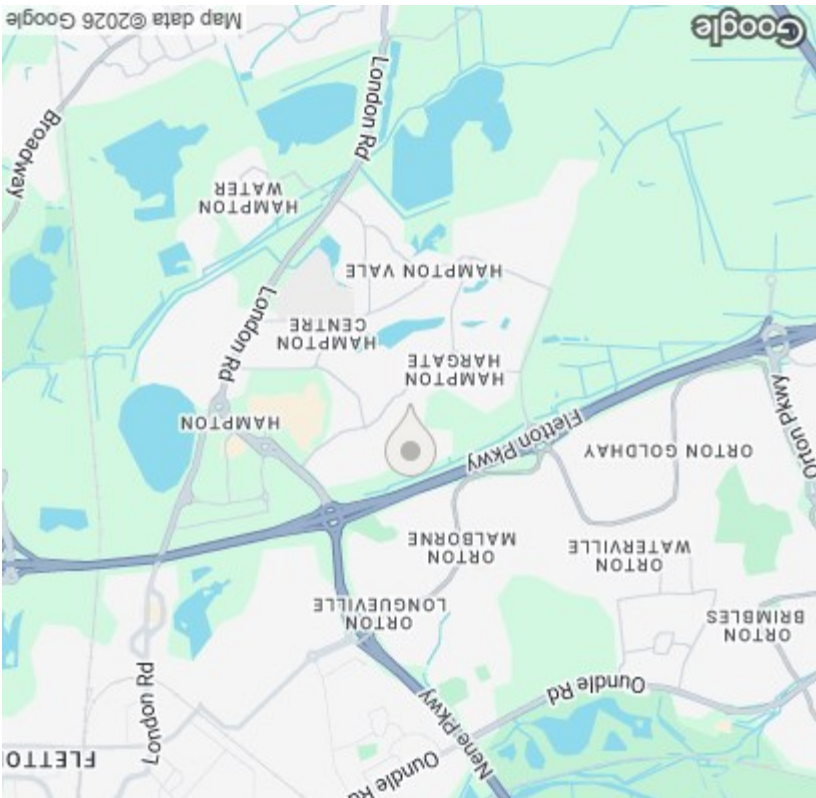


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



Floor Plan



Beaumont Way
Hampton Hargate, Peterborough,
PE7 8DN

A well-presented two bedroomed terrace home, ideally positioned close to a range of local amenities and excellent transport links. Offered for sale with no forward chain, the property benefits from a driveway providing off-road parking, a private enclosed rear garden and a downstairs WC. An excellent opportunity for first time buyers, downsizers or investors alike, this attractive home is conveniently located for everyday amenities and transport connections.

The accommodation provides a welcoming entrance with access into the main living areas, with the ground floor offering comfortable and practical living space together with a useful downstairs WC. To the first floor are two well-proportioned bedrooms alongside the family bathroom. Externally, the property benefits from a driveway to the front, while the rear provides a private enclosed garden, offering a pleasant outdoor space for relaxing and entertaining. With its convenient location, manageable accommodation, off-road parking and no forward chain, this property represents an appealing opportunity for a wide range of buyers.

Entrance Hall
1.71 x 1.03 (5'7" x 3'4")

WC
1.37 x 1.03 (4'5" x 3'4")

Kitchen
3.14 x 2.41 (10'3" x 7'10")

Living/Dining Room
4.41 x 3.51 (14'5" x 11'6")

Landing
1.89 x 0.96 (6'2" x 3'1")

Master Bedroom
2.74 x 3.52 (8'11" x 11'6")

Bathroom
2.59 x 1.56 (8'5" x 5'1")

Bedroom Two
2.16 x 3.59 (7'1" x 11'9")

EPC - C
76/81

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
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: Yes
Property subletting: Yes
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: Yes
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Other
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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.