



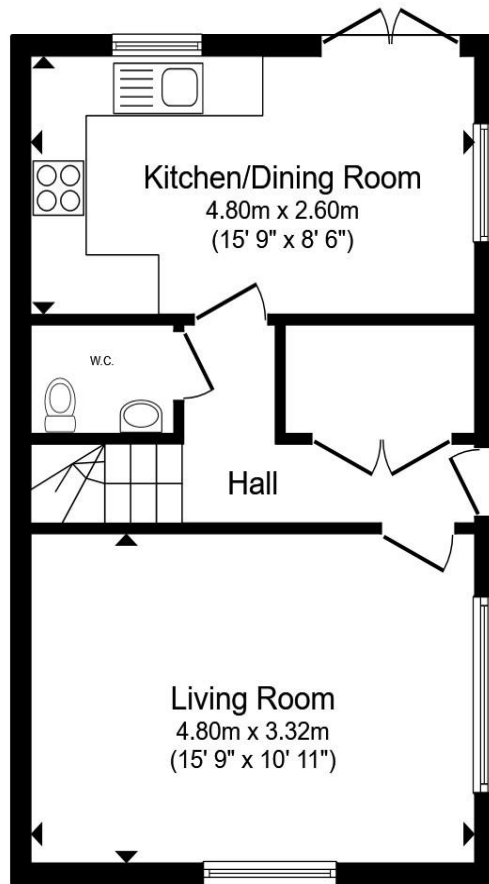
Fonthill Close, Hampton Water Peterborough PE7 8TL

welcome to

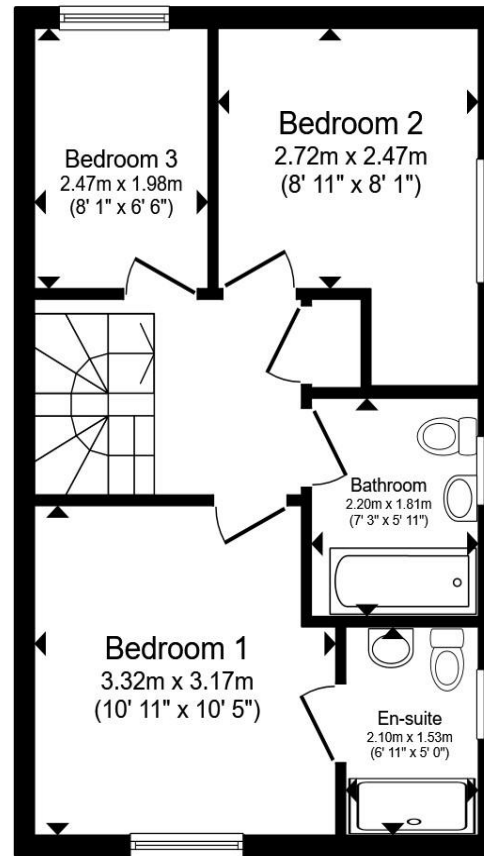
Fonthill Close, Hampton Water Peterborough

A very well-presented and modern detached home located in a cul de sac position on this popular development within Peterborough. This property benefits from an open plan kitchen/diner, as well as an ensuite to the master bedroom, and ample parking for multiple vehicles. This home, in our opinion, could make a perfect first purchase or even family home, and must be viewed to fully appreciate! The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today.





Ground Floor



First Floor

Total floor area 77.9 m² (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Downstairs Wc

Lounge

10' 8" x 15' 6" (3.25m x 4.72m)

Kitchen/Diner

8' 10" x 15' 6" (2.69m x 4.72m)

First Floor Landing

Bedroom 1

10' 9" x 10' 5" (3.28m x 3.17m)

Ensuite

Bedroom 2

11' 10" MAX x 8' 9" (3.61m MAX x 2.67m)

Bedroom 3

8' 10" x 6' 5" (2.69m x 1.96m)

Family Bathroom

Outside The Property

Agents Note

The Vendor has advised that there is an Estate Charge of £365 PA

welcome to

Fonthill Close, Hampton Water Peterborough

- Entrance Hall, Downstairs WC
- Lounge & Kitchen/Diner
- Three Bedrooms
- Ensuite & Family Bathroom
- Gardens & Tandem Length Driveway
- Popular Development
- Close To Local Amenities & Schools
- Over 6 Years Left On NHBC Warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YXZ109550](https://www.williamhbrown.co.uk/Property/YXZ109550)



Property Ref:
YXZ109550 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)