



Wilton Avenue, Hampton Gardens Peterborough PE7 8RQ

welcome to

Wilton Avenue, Hampton Gardens Peterborough

- Entrance Hall, Downstairs WC
- Lounge, Kitchen/Diner
- Two Double Bedrooms, Family Bathroom
- Gardens & Driveway For Two Vehicles
- Cul-De-Sac Location On Popular Development

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£225,000

A modern and well-presented semi-detached home located on the popular development of Hampton Gardens within Peterborough. This property benefits from a downstairs wc, two double bedrooms, and a driveway suitable for two vehicles to park side-by-side. In our opinion, this property could make a great first purchase or investment opportunity, and early viewings are recommended!

Hampton Gardens is a popular modern development within Peterborough as in well known for the local schools, as well as being closely situated to great amenities such as gyms, restaurants, and the Serpentine Green Shopping Centre. It is also convenient for transport links, with regular public transport into the city centre, as well as being just minutes away from the A1.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Downstairs Wc

Lounge

9' 2" x 15' 5" (2.79m x 4.70m)

Kitchen/Diner

8' 1" x 12' 7" (2.46m x 3.84m)

First Floor Landing

Bedroom 1

9' 4" x 12' 8" (2.84m x 3.86m)

Bedroom 2

7' x 12' 8" (2.13m x 3.86m)

Bathroom

Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109821



Property Ref:
YXZ109821 - 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.

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