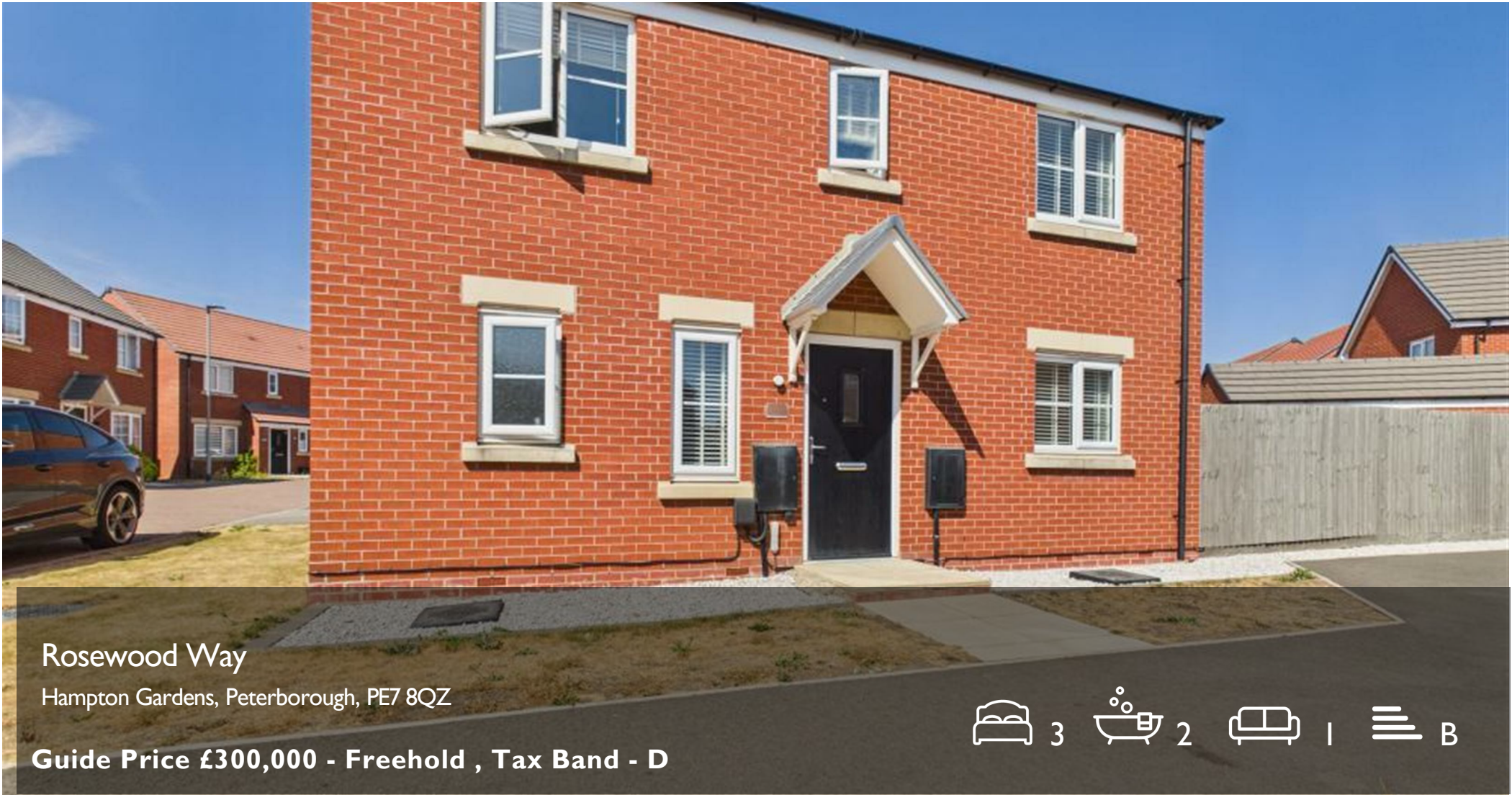




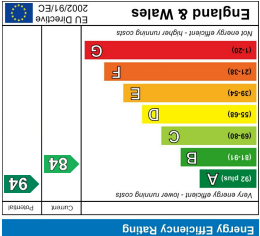
Floor Plan



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



Area Map

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 guarantees. 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 licensing 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.

Rosewood Way

Hampton Gardens, Peterborough, PE7 8QZ

*** Guide Price £300,000 - £325,000 ***

Offered with no forward chain, this well presented three bedroom detached family home is situated in the popular Hampton Gardens development and provides spacious, modern accommodation throughout. Featuring a generous kitchen dining room with integrated appliances and utility space. A bright living room, downstairs W/C, en suite to the principal bedroom, air conditioning, an enclosed rear garden and off street parking for three vehicles with an electric vehicle charging point. This property is ideal for growing families and those looking to move straight in.

Situated within the sought after Hampton Gardens development, this attractive three bedroom detached family home is offered to the market with no forward chain and is beautifully presented throughout. The accommodation begins with a welcoming entrance hall, providing access to a convenient downstairs W/C, useful understairs storage cupboard and a spacious living room, perfect for relaxing with family. To the rear of the property is the impressive kitchen dining room, offering an excellent space for both everyday living and entertaining. The kitchen benefits from a range of integrated appliances including a fridge freezer, dishwasher, washer dryer and cooker, along with additional utility space. French doors open directly onto the rear garden, allowing plenty of natural light to fill the room, while a separate door provides access to the driveway. Upstairs, the property offers three well proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, while the upstairs landing also houses the controls for the fitted air conditioning system, providing additional comfort throughout the warmer months. Outside, the enclosed rear garden features a patio seating area leading onto a lawn, creating an ideal space for outdoor dining and family enjoyment. To the front, the garden wraps around the property, enhancing its attractive kerb appeal, while the driveway provides off street parking for up to three vehicles and benefits from an electric vehicle charging point. This fantastic home also offers a virtual tour, allowing buyers to explore the property from the comfort of their own home before arranging a viewing.

Entrance Hall

1.87 x 2.88 (6'1" x 9'5")

Living Room

4.15 x 3.62 (13'7" x 9'10",203'4")

Kitchen/Dining Room

5.61 x 3.17 (18'4" x 10'4")

Landing

2.87 x 3.50 (9'4" x 11'5")

Master Bedroom

3.55 x 3.52 (11'7" x 9'10",170'7")

En-Suite To Master Bedroom

2.13 x 1.20 (6'11" x 3'11")

Bedroom Two

2.64 x 3.22 (8'7" x 10'6")

Bathroom

2.01 x 2.45 (6'7" x 8'0")

Bedroom Three

2.90 x 1.93 (9'6" x 6'3")



EPC - B

84/94

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £357 per annum.

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
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: No
Property subletting: 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: Driveway Private, Ev Charging Private, Street Parking - Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, 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.