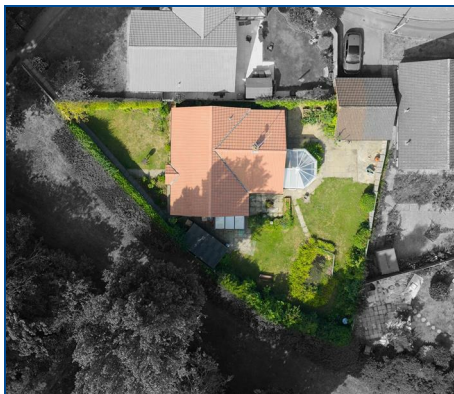


Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Thorpe Lea Road, Off Thorpe Road, Peterborough, PE3 6BZ
Price £325,000
Freehold

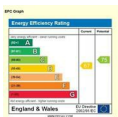
WALKING DISTANCE TO CITY CENTRE & TRAIN STATION* *POPULAR LOCATION

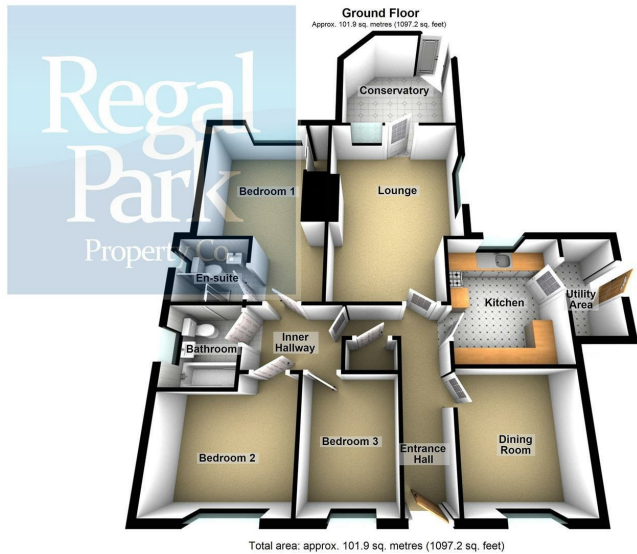
Regal Park are pleased to offer this well presented 3 Bedroom Detached Bungalow in the popular location of Thorpe Lea Road. The property is situated within walking distance to city centre and train station and comprises; Entrance Hall, Dining Room, Re-Fitted Kitchen, Utility Area, Lounge, Conservatory, Master Bedroom with built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

There is a Driveway & Garage and good size rear garden that wraps around the property.

Viewings Highly Recommended.

EPC: D





Entrance Hall

Radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

Dining Room

10'3" x 9'5" (3.12m x 2.87m)

UPVC double glazed window to front, radiator, fitted carpet, telephone point, serving hatch to kitchen.

Kitchen

10'7" x 9'5" (3.22m x 2.87m)

Re-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, plumbing for dishwasher, space for fridge/freezer and cooker, uPVC double glazed window to rear, double radiator, LVT flooring, door to:

Utility Area

8'4" x 4'2" (2.54m x 1.28m)

Half brick and uPVC double glazed construction with uPVC double glazed windows and polycarbonate roof, plumbing for washing machine, space for tumble dryer, fitted carpet, uPVC double glazed door to garden.

Lounge

17'3" x 11'8" max (5.26m x 3.56m max)

UPVC double glazed window to side, hardwood double glazed window to rear, coal effect gas fireplace with brick surround, double radiator, fitted carpet, hardwood double glazed door to:

Conservatory

11'10" x 10'11" max (3.61m x 3.33m max)

UPVC double glazed construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and lights, fitted carpet, uPVC double glazed french double doors to garden.

Inner Hallway

Door to:

Bedroom 1

17'5" x 9'6" max (5.31m x 2.90m max)

UPVC double glazed window to rear, single radiator, fitted carpet, telephone point, built-in double wardrobe(s) with mirrored sliding doors, door to:

En-suite

Fitted with three piece coloured suite comprising pedestal wash hand basin, shower cubicle with fitted shower over and WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Bedroom 2

10'8" x 10'0" max (3.25m x 3.05m max)

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

Bedroom 3

10'0" x 7'2" max (3.05m x 2.18m max)

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

Bathroom

Fitted with three piece coloured suite comprising deep panelled bath with shower over, pedestal wash hand basin and WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Outside

The front has a lawn area with pathway.

The rear garden has a lawn area, pond, mature flowers and trees, timber shed, gated access to front.

There is a Driveway & Single Garage with rear personnel door.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: 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 guarantee. All photographs, measurements, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.