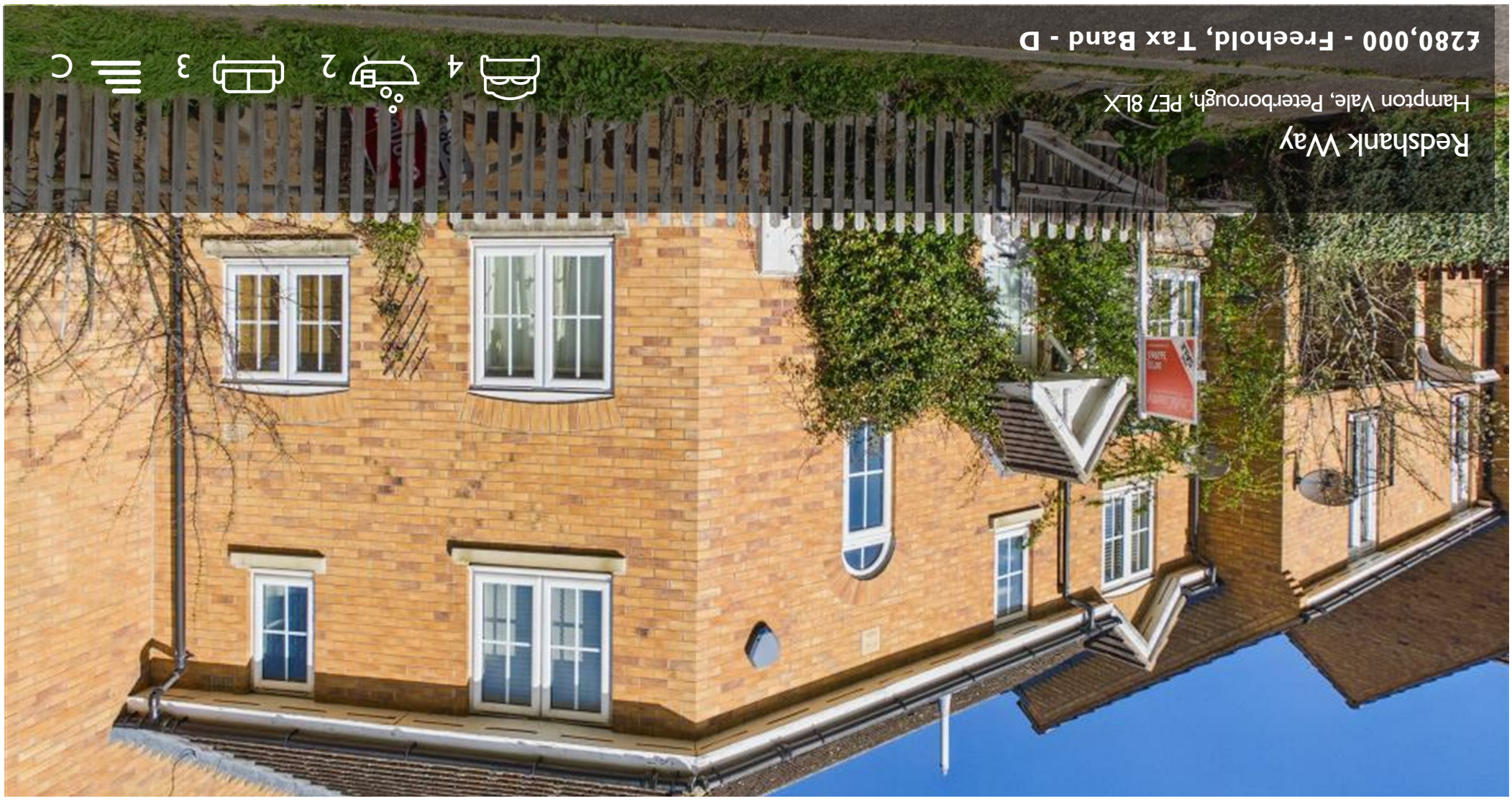


Redshank Way

Hampton Vale, Peterborough, PE7 8LX

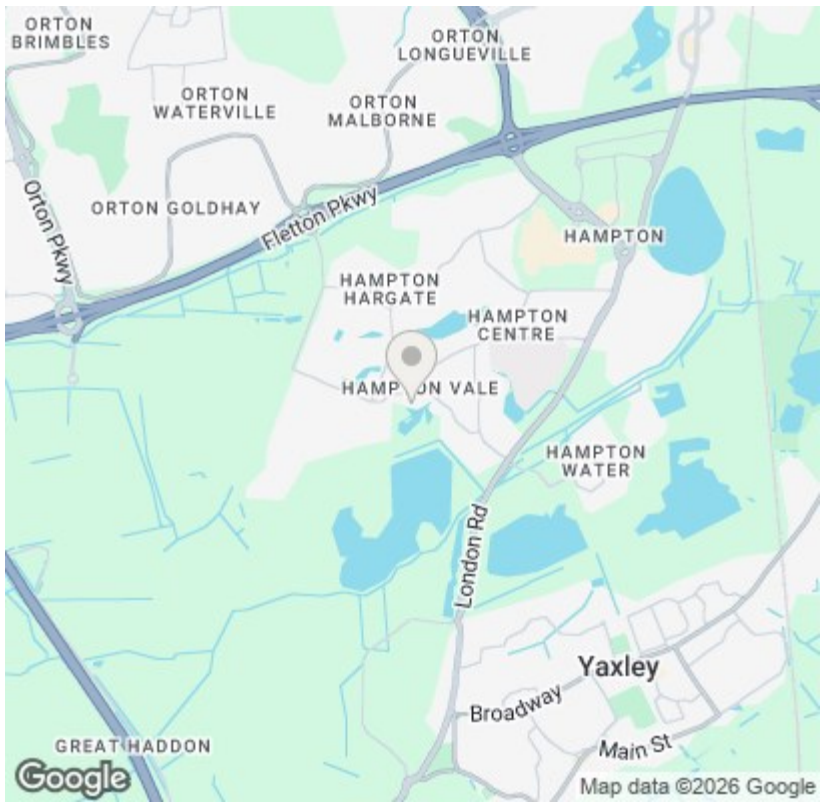
£280,000 - Freehold, Tax Band - D

4 2 3 C

Floor Plan



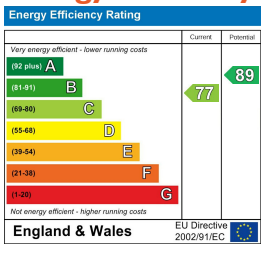
Area Map



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



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 guarantee. 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 licencing 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.

Redshank Way

Hampton Vale, Peterborough, PE7 8LX

Located in the popular residential area of Hampton Vale, this well-presented and spacious terraced corner house on Redshank Way offers flexible accommodation ideal for family living. Boasting four bedrooms, multiple reception areas, and two en-suites, the property also benefits from a low maintenance rear garden, a garage, and off-road parking to the rear. Offered for sale with no forward chain and featuring gas central heating, this home is perfectly suited for buyers seeking comfort, convenience, and a smooth move.

Situated in the sought-after area of Hampton Vale, this spacious and well-designed terraced corner home on Redshank Way offers versatile living across two floors, ideal for modern family life. The property welcomes you into a central entrance hallway, providing access to all ground floor rooms and stairs leading to the first floor, with a convenient WC tucked just off the hall alongside a useful utility room for additional storage and laundry. To the front, the generously proportioned living room offers a comfortable and inviting space, perfect for relaxing or entertaining, while to the rear the layout opens into a bright dining room that benefits from natural light and a pleasant outlook, creating a sociable hub of the home. The adjoining kitchen is well arranged for practical cooking, with direct access to the dining area, and a separate study/playroom provides a flexible space that could suit home working, hobbies, or a children's area. Upstairs, the landing leads to four well-balanced bedrooms, including a master bedroom with its own en-suite shower room, offering a private retreat, while a second bedroom also benefits from en-suite facilities, making it ideal for guests or older children. Two further bedrooms are served by a family bathroom, completing the first-floor accommodation. Externally, the property continues to impress with a low maintenance rear garden, perfect for those seeking outdoor space without the upkeep, along with the added advantage of a garage and off-road parking located to the rear. Offered for sale with no forward chain and benefiting from gas central heating, this home presents an excellent opportunity for buyers seeking space, flexibility, and convenience in a popular residential location.

Entrance Hall
2.57 x 2.94 (8'5" x 9'7")

WC
0.96 x 1.67 (3'1" x 5'5")

Living Room
5.39 x 3.25 (17'8" x 10'7")

Study/Play Room
2.53 x 1.48 (8'3" x 4'10")

Dining Room
4.13 x 2.93 (13'6" x 9'7")

Utility Room
1.64 x 1.66 (5'4" x 5'5")

Kitchen
2.40 x 2.34 (7'10" x 7'8")

Landing
0.86 x 3.95 (2'9" x 12'11")

Master Bedroom
3.97 x 3.15 (13'0" x 10'4")

En-Suite To Master Bedroom
2.03 x 1.54 (6'7" x 5'0")

Bedroom Two
2.71 x 3.31 (8'10" x 10'10")

En-Suite To Bedroom Two
1.95 x 1.29 (6'4" x 4'2")

Bedroom Three
2.63 x 2.58 (8'7" x 8'5")

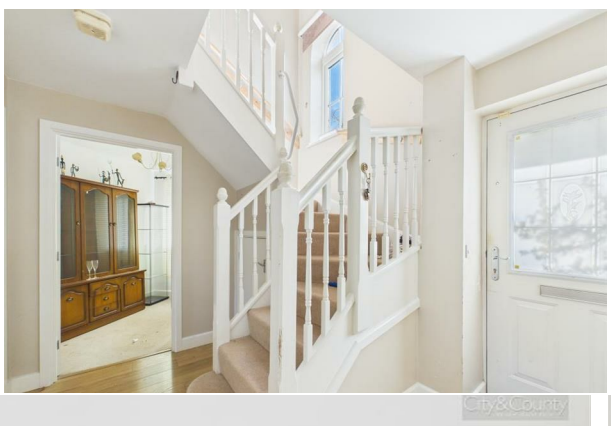


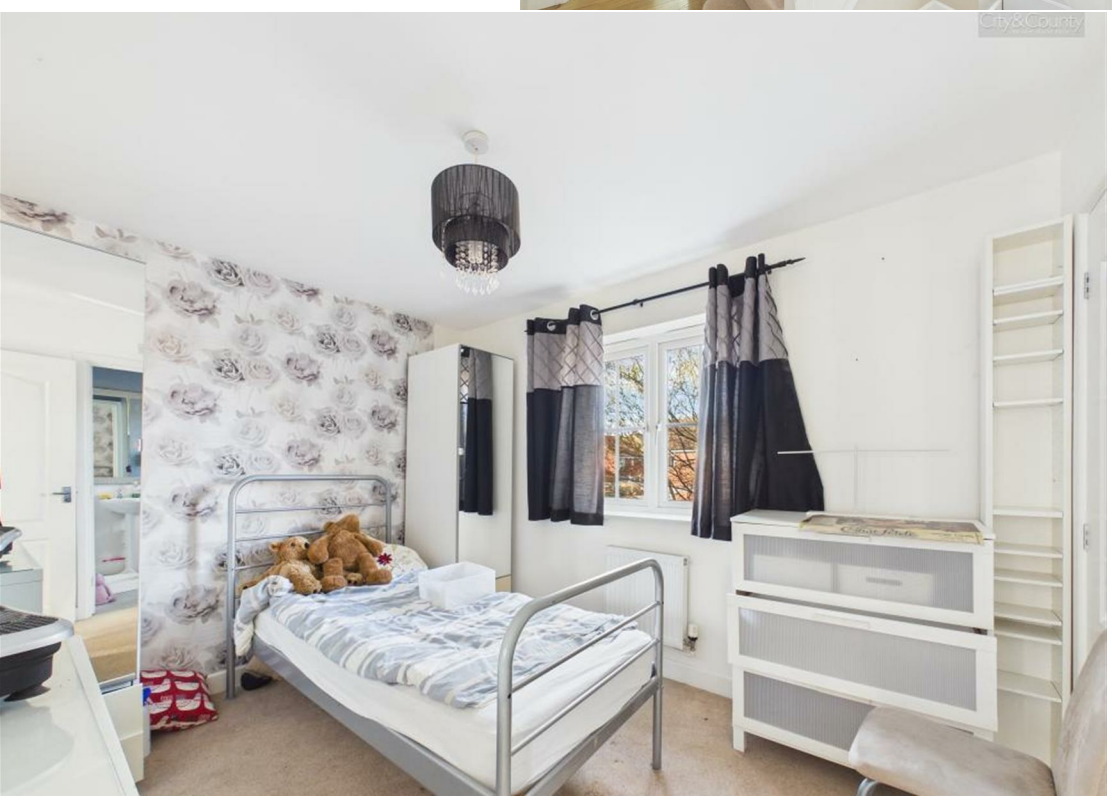


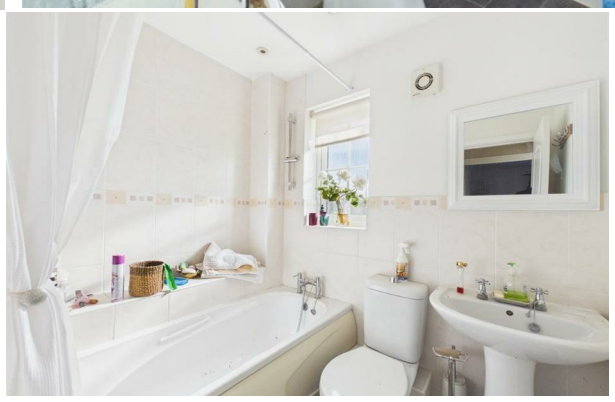














Bathroom
1.69 x 1.86 (5'6" x 6'1")

Bedroom Four
2.62 x 2.31 (8'7" x 7'6")

EPC - C
77/89

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: 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: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL





