



5 Harmony Grove, Hampton Gardens, Peterborough, PE7 8QX



**NEWTON FALLOWELL**

3 2 1

## Key Features

- Modern Semi-Detached Home
- THREE BEDROOMS
- Lounge & Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- SOUTH-FACING REAR GARDEN
- Driveway Parking
- NO ONWARD CHAIN
- EPC Rating B
- Freehold

£250,000





This modern semi-detached home is being sold with NO ONWARD CHAIN and benefits from THREE BEDROOMS and a SOUTH-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, downstairs WC, spacious lounge, modern kitchen diner, three bedrooms, en-suite shower room to the main bedroom and an additional family bathroom. Outside there is driveway parking to the side of the home, with a south-facing garden to the rear offering lawn, patio seating area, side gated access and shed storage.

Entrance Hall

WC

Lounge 14'0" x 12'0" (4.3m x 3.7m)

Kitchen Diner 9'0" x 15'0" (2.7m x 4.6m)

Landing

Bedroom One 9'6" x 12'0" (2.9m x 3.7m)

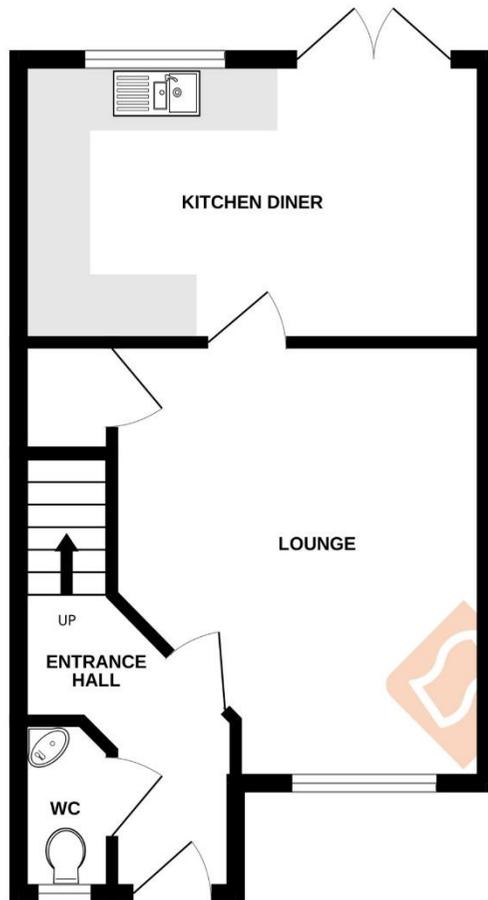
En-Suite 6'0" x 5'6" (1.8m x 1.7m)

Bedroom Two 7'6" x 9'0" (2.3m x 2.7m)

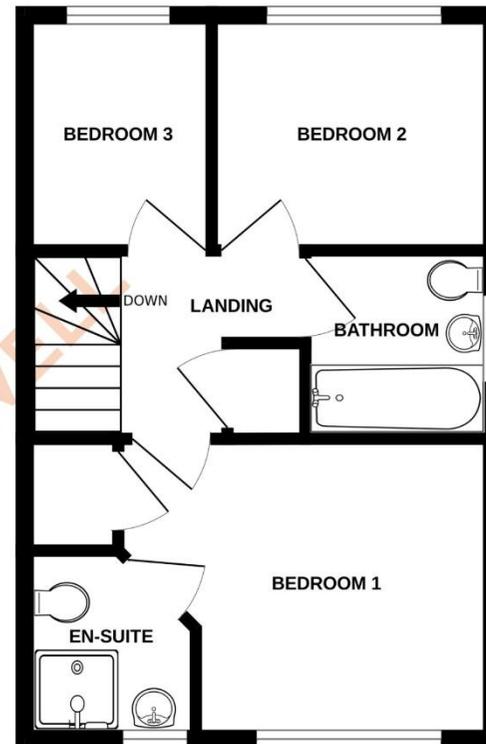
Bedroom Three 7'6" x 6'0" (2.3m x 1.8m)

Family Bathroom 6'0" x 6'0" (1.8m x 1.8m)

GROUND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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