



Magistrates Road, Hampton Vale Peterborough PE7 8EQ



welcome to

**Magistrates Road, Hampton Vale
Peterborough**

- DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- EN-SUITE
- DRIVEWAY
- ENCLOSED REAR GARDEN

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

£290,000

William H Brown are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hampton Vale. The property comprises of Entrance Hall, Cloakroom, Kitchen/Breakfast Room and Utility Room. On the first floor there are Three Bedrooms, an En-Suite And Family Bathroom.

There is a Driveway providing Off Road Parking and an enclosed Rear Garden. The property is situated close to local amenities and is within easy access to the A1 roadlinks.

Please call us today to book your viewing on
011733 896598

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

16' 6" x 11' 7" (5.03m x 3.53m)

Utility Room

9' 4" x 7' 6" (2.84m x 2.29m)

Lounge/Diner

17' 2" x 15' (5.23m x 4.57m)

First Floor And Landing

Bedroom One

11' 1" x 10' 5" (3.38m x 3.17m)

En-Suite

6' 8" x 3' 4" (2.03m x 1.02m)

Bedroom Two

11' 3" x 8' (3.43m x 2.44m)

Bedroom Three

8' 1" x 6' 6" (2.46m x 1.98m)

Family Bathroom

7' 7" x 6' 1" (2.31m x 1.85m)

Outside

view this property online williamhbrown.co.uk/Property/FLE104819



Property Ref:

FLE104819 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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