



Benington Close, Hampton Gardens Peterborough PE7 8RE

welcome to

Benington Close, Hampton Gardens Peterborough

- entrance hall
- lounge
- kitchen diner
- downstairs wc
- three bedrooms, ensuite, family bathroom
- gardens, driveway, no onward chain

Tenure: Freehold EPC Rating: B
Council Tax Band: Deleted

£200,000



Entrance Hall

11' 11" max x 9' 5" max (3.63m max x 2.87m max)

Lounge

14' 3" max x 12' max (4.34m max x 3.66m max)

Ensuite

Bedroom 2

9' x 7' 7" (2.74m x 2.31m)

Kitchen Diner

15' 3" x 8' 10" (4.65m x 2.69m)

Bedroom 3

7' 6" x 5' 10" (2.29m x 1.78m)

Downstairs Wc

First Floor Landing

Bathroom

Bedroom 1

Outside The Property

Agents Note

The current Council Tax band for this property is not listed on government website, we have advertised this as 'deleted'. Please make further enquiries with Peterborough City Council the Local Authority.

view this property online williamhbrown.co.uk/Property/YXZ109582



Property Ref:

YXZ109582 - 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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