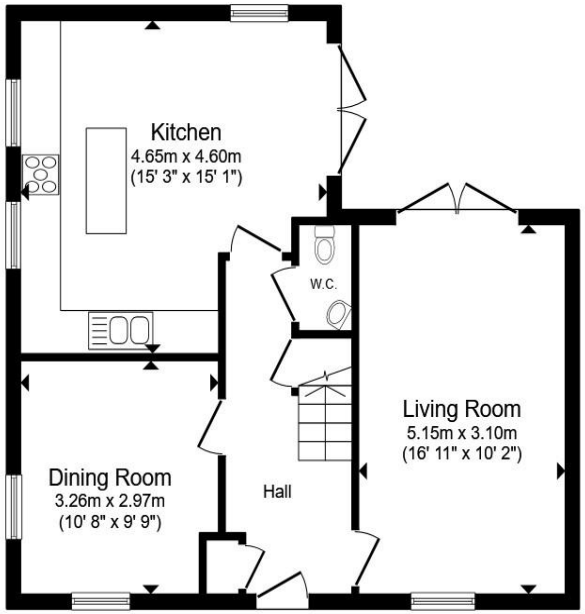
Belmont Place, Hampton Water Peterborough PE7 8TH

william h brown

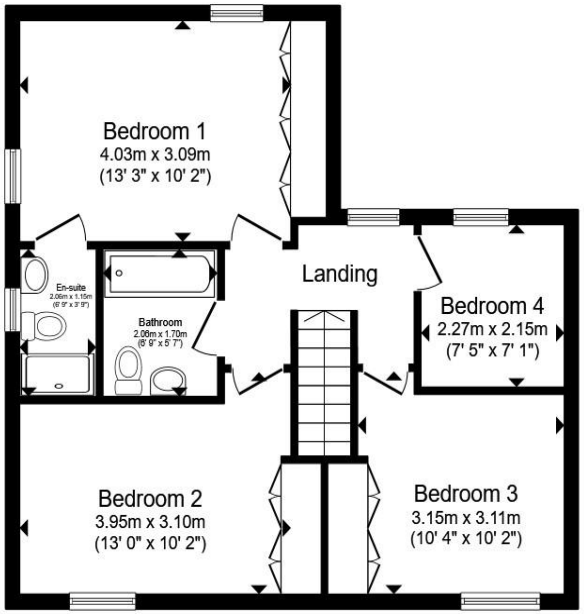
welcome to

Belmont Place, Hampton Water Peterborough

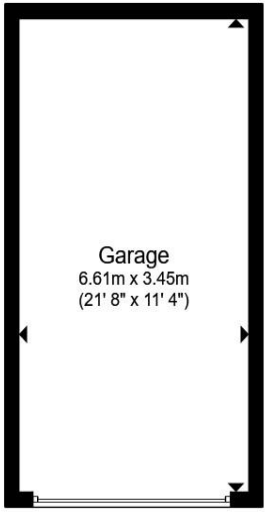
A very well presented and nicely proportioned family home which at the time of writing is approximately three years old. This home benefits from a lovely outlook to the front which contributes to the open & airy feel to this home, and with many upgrades being specified by the Seller, to include upgraded kitchen appliances , built-in wardrobes, loft with ample storage space & Amtico flooring to hallway, dining room & kitchen- we strongly advise an early viewing! The Hampton Water development is a well regarded estate to the South of Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Entrance Hall

Lounge

Dining Room

Kitchen Breakfast Room

Downstairs Wc

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside The Property

Agents Note

There is an Estate charge of currently £367.22 PA

Total floor area 133.3 m² (1,435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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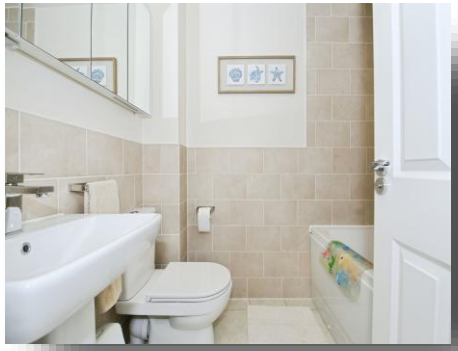
Belmont Place, Hampton Water Peterborough

- Less than four years old with many upgrades, move-in ready!
- Peaceful Cul-de-Sac location with lakeview to the front
- lounge, dining room
- kitchen breakfast room, downstairs wc
- four bedrooms, ensuite to the master, family bathroom

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109819

The Property Ombudsman

Property Ref:
YXZ109819 - 0006

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.

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