



8 Shore View, Hampton Hargate
£550,000

 **NEWTON FALLOWELL**

8 Shore View

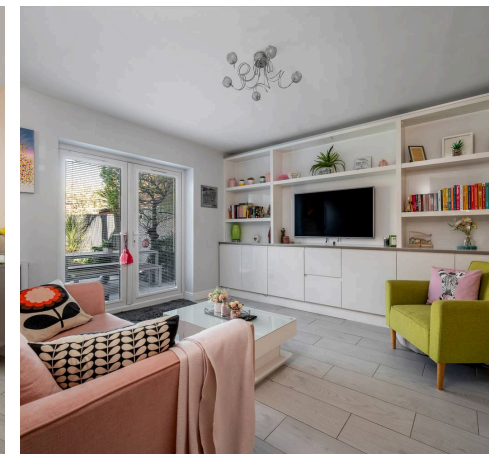
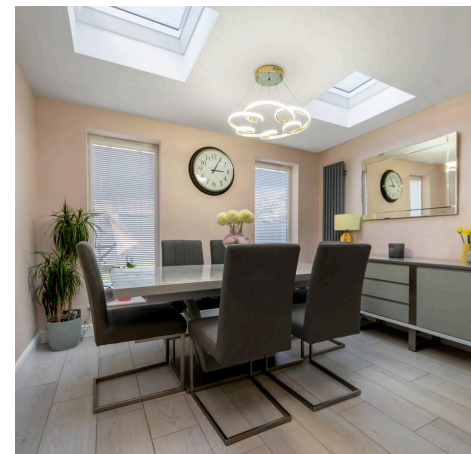
Hampton Hargate, Peterborough

Upon entering the home the spacious entrance hall separates the majority of the ground accommodation to include the useful downstairs WC. The front of the home is occupied by the well presented lounge which offers an outlook of the greenery, along the entrance hall past the lounge you are lead to the spacious open plan kitchen diner which offers built-in appliances such as a dishwasher, double oven and hob as well as benefiting from the island, which is fitted with electrics and extensive work surfaces and storage space. Included in the open living space is the dining area offering ample seating and dining space with a further sitting area which benefits from an outlook of the rear garden with double doors leading onto the patio, off the kitchen the home accommodates a useful utility room comprising of additional storage and work surface space in addition to space and plumbing for a washing machine and tumble dryer. The first-floor landing separates three of the four double bedrooms, with bedroom two hosting a three-piece white suite with a shower, with all the bedrooms being accompanied by the contemporary family bathroom boasting a shower over the bath, raising to the second-floor the entire space is occupied by the principal bedroom hosting an array of built-in wardrobes in addition to the en-suite comprising of a four-piece white suite.

Outside the property offers a well presented rear garden with a balance of patio seating space, decking and lawn space as well as access to the converted garage being flexible in it's use, side gated access leads you onto the driveway which offers parking for multiple vehicles. The property benefits from all the local amenities, schools such as Hampton Vale primary school and transport links.

Council Tax band: E

Tenure: Freehold





Entrance Hall

WC

Lounge 15' 9" x 9' 11" (4.79m x 3.01m)

Kitchen 16' 7" x 12' 6" (5.05m x 3.80m)

Dining Room 11' 2" x 8' 5" (3.40m x 2.57m)

Family Room 12' 2" x 11' 10" (3.71m x 3.60m)

Utility Room

First-floor Landing

Bedroom 2 16' 2" x 8' 9" (4.93m x 2.67m)

En-suite

Bedroom 3 16' 2" x 7' 11" (4.94m x 2.42m)

Bedroom 4 10' 3" x 9' 2" (3.13m x 2.80m)

Family Bathroom

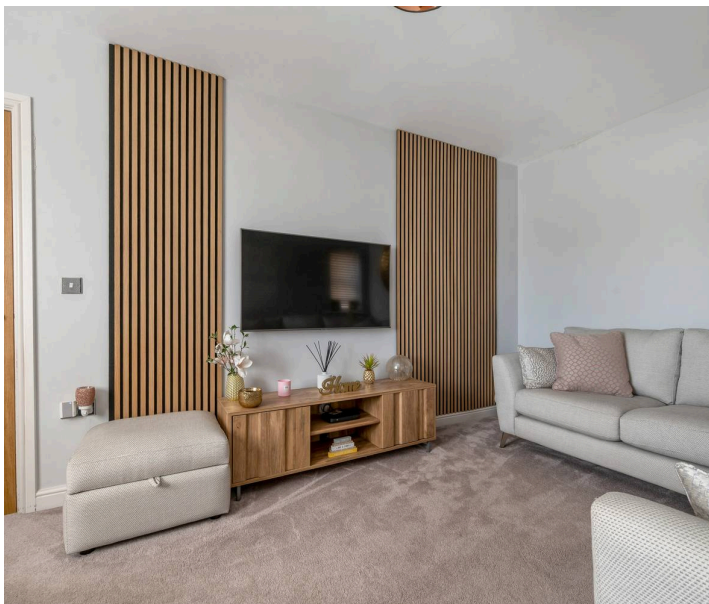
8' 6" x 8' 4" (2.58m x 2.55m)

Second Floor Landing

Bedroom 1 15' 5" x 13' 3" (4.70m x 4.03m)

En-suite

Office 12' 2" x 7' 10" (3.71m x 2.40m)



Council Tax Information

Local Authority: Peterborough City Council Council Tax Band: E

Disclaimer

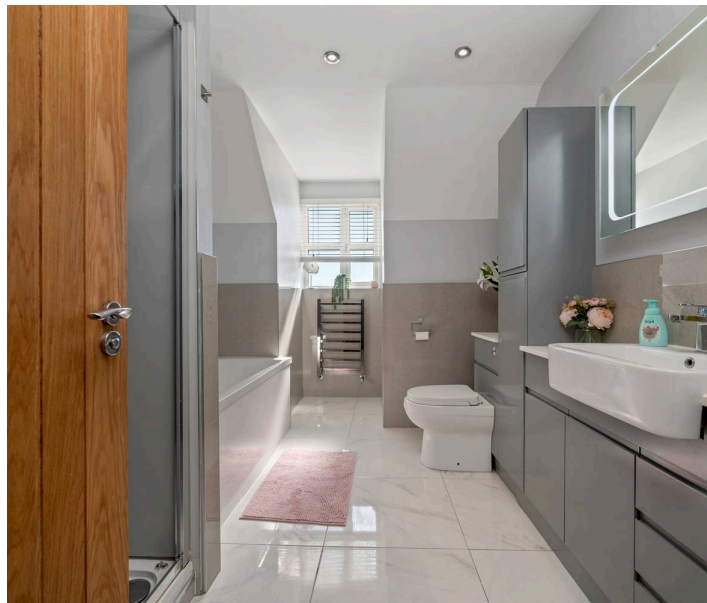
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Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.

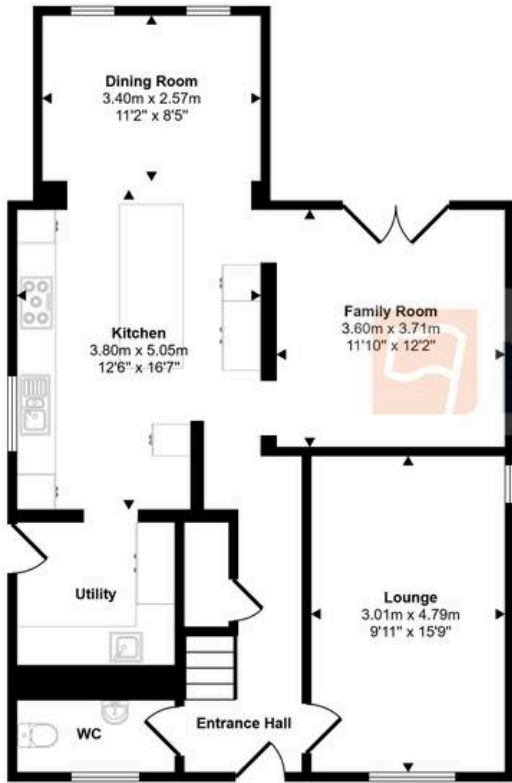
Anti-Money Laundering Requirements

The law obliges us to verify the identity of all clients involved in buying or selling a property. Although we remain ultimately responsible for ensuring these checks and any necessary ongoing monitoring are completed properly, the initial verification is carried out on our behalf by Lifetime Legal. They will contact you once your offer has been accepted on the property you intend to purchase. A fee of £62 (including VAT) is charged to cover the cost of collecting the required information and performing any additional manual checks or monitoring. This payment must be made directly to Lifetime Legal before we can issue the memorandum of sale, and it is non-refundable. We receive a portion of this fee from Lifetime Legal as compensation for our part in facilitating these checks.

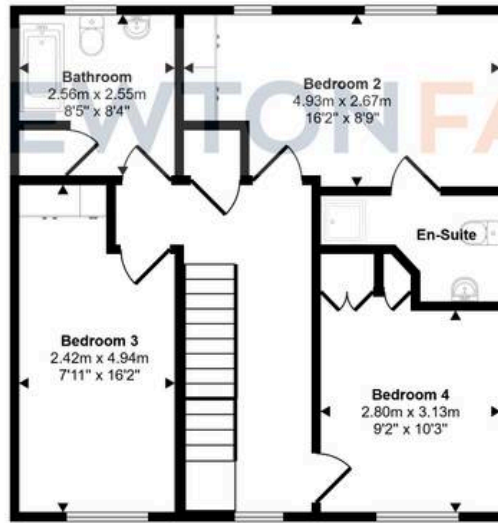




Approx Gross Internal Area
182 sq m / 1957 sq ft



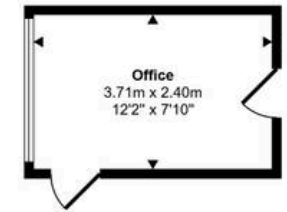
Ground Floor
Approx 78 sq m / 835 sq ft



First Floor
Approx 58 sq m / 621 sq ft



Second Floor
Approx 38 sq m / 405 sq ft



Outbuilding
Approx 9 sq m / 96 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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