



Ormesby Place, Hampton Water

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Ormesby Place, Hampton Water

Entrance Hall

Stairs to first floor, door to front and laminate flooring.

WC

Window to side, laminate flooring, WC and wash hand basin with tiled splashbacks.

Lounge

Window to front, laminate flooring, purpose-built media wall and radiator.

Kitchen/Diner

Window to the rear, integrated washing machine, dishwasher and fridge/freezer, high and low level storage with worktops over, oven with induction hob, and extractor hood, laminate flooring, stainless steel sink/drainer with mixer tap,

First Floor

Bedroom One

Window to front, carpet, built in wardrobes and radiator.

En-Suite

Window to front, double shower cubicle with tiled surround, laminate flooring, WC, wash hand basin.

Bedroom Two

Window to rear, carpet, radiator and built in wardrobe.

Bedroom Three

Window to rear, carpet and radiator.

Bathroom

Bath with shower over and glass screen, window to side, radiator, laminate flooring, WC and wash hand basin with tiled splashbacks.

Outside

Rear Garden

Fully enclosed, low-maintenance garden suitable for outdoor seating and entertaining and patio area.

Front

Brick built driveway to the side accommodating three vehicles, small garden and private road.

Additional Notes

All residents on the private road have responsibility for the upkeep of the road.







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Beautifully presented three-bedroom, 2 with built in wardrobes, semi-detached home in the desirable Hampton Water development. Offering a modern lounge, stylish kitchen/diner, en-suite to the principal bedroom, and a private rear garden, this home is finished to an exceptional standard throughout.

Offers in excess of

£1000,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

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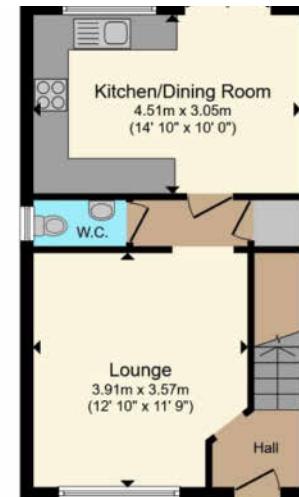
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01733 314 775

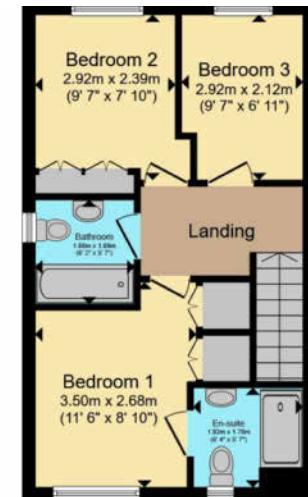
or email peterborough@connells.co.uk

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Ground Floor



First Floor

Total floor area 73.4 m² (790 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

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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