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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Worthington Grove, Hampton Water, Peterborough, PE7 8SH

Price £360,000

Freehold

***BOVIS SHOW HOME - THE CYPRESS* *ADDITIONAL UPGRADES* *NO CHAIN*
*DRIVEWAY & GARAGE***

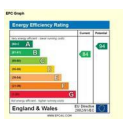
Regal Park are pleased to offer this Bovis Show Home For Sale. The property is called 'The Cypress' and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Utility. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

There is a Driveway providing off road parking, leading to a Single Garage and enclosed rear garden.

Viewings Highly Recommended.

No Chain.

EPC: B





Entrance Hall

UPVC double glazed window to side, radiator, LVT flooring, under-stairs storage cupboard, stairs, door to:

Lounge

13'11" x 11'0" max (4.24m x 3.35m max)

UPVC double glazed window to front, two radiators, fitted carpet, TV point, telephone point.

Cloakroom

4'10" x 6'3" (1.47m x 1.91m)

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

Kitchen/Dining Room

11'4" x 18'0" max (3.45m x 5.49m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed combination boiler, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, three uPVC double glazed windows to rear, two radiators, LVT flooring, UPVC double glazed french double doors to garden, door to:

Utility

6'3" x 5'10" (1.90m x 1.79m)

Fitted with worktop space over, stainless steel sink unit, integrated washing machine, radiator, LVT flooring, door to side.

Stairs and Landing

UPVC double glazed window to side, fitted carpet, over-stairs storage cupboard, door to:

Bedroom 1

9'9" x 10'8" (2.96m x 3.25m)

UPVC double glazed window to rear, radiator, fitted carpet, built in wardrobes with mirrored sliding doors, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to side, radiator, LVT flooring.

Bedroom 2

12'11" x 10'7" (3.94m x 3.23m)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 3

11'7" x 7'1" max (3.53m x 2.16m max)

UPVC double glazed window to rear, radiator, fitted carpet, storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to front, radiator, LVT flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage.

The rear garden has a patio area, lawn area, outside tap, gated side access.

Estate Charges

Please note Estate Charges Apply. Please confirm all costs before making an offer.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.