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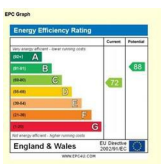


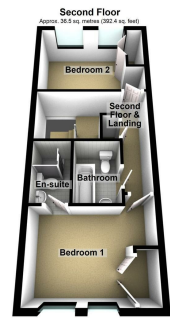
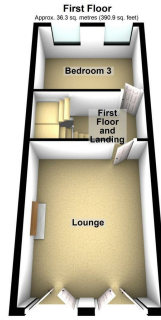
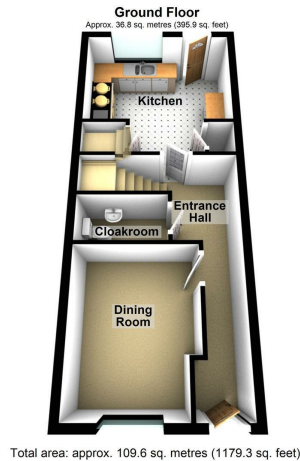
**Rothbart Way, Hampton Hargate, Peterborough, PE7 8DZ**  
**Asking price £260,000**  
**Freehold**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*3 DOUBLE BEDROOMS\***  
Regal Park are pleased to offer this well presented 3 Double Bedroom Townhouse in the popular location of Hampton Hargate. The property is situated close to local amenities, catchment for Hampton Hargate Primary School \*Ofsted Outstanding, and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Dining Room, Kitchen. The first floor has the Lounge and Bedroom 3. The top floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobes and a Bathroom. There is parking to the front of the property and a Driveway & Garage in a block to the side.

Enclosed rear garden.  
Viewings Highly Recommended.

EPC: C





### Entrance Hall

Radiator, vinyl flooring, stairs, door to:

### Cloakroom

Fitted with three piece suite comprising, pedestal wash hand basin and WC, half height tiling to all walls, radiator, vinyl flooring.

### Kitchen

12'4" x 11'7" max (3.76m x 3.53m 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 boiler, integrated fridge/freezer and dishwasher, plumbing for washing machine, space for range cooker, uPVC double glazed window to rear, vinyl flooring, telephone point, under-stairs storage cupboard and storage cupboard with electricity meters, door to garden.

### Dining Room

12'5 x 9'3" (3.78m x 2.82m)

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

### First Floor and Landing

Radiator, fitted carpet, stairs, door to:

### Lounge

16'2" x 12'5" (4.93m x 3.78m)

Coal effect electric fire with wooden surround, two radiators, fitted carpet, telephone point, TV point, two uPVC double glazed french double doors juliet balcony.

### Bedroom 3

8'9" x 12'5" (2.67m x 3.78m)

Two uPVC double glazed windows to rear, radiator, fitted carpet.

### Second Floor & Landing

Fitted carpet, storage cupboard with hot water cylinder, door to:

### Bedroom 1

9'0" x 12'6" max (2.74m x 3.81m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s), door to:

### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and WC, tiled surround, shaver point, radiator, vinyl flooring.

### Bedroom 2

8'9" x 12'5" (2.67m x 3.78m)

Two uPVC double glazed windows to rear, radiator, fitted carpet, built-in double wardrobe(s).

### Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap and shower attachment, pedestal wash hand basin and WC, tiled surround, shaver point, radiator, vinyl flooring.

### Outside

There is parking to the front of the property.

There is a Driveway & Garage in a block to the side of the property.

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

### 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.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.