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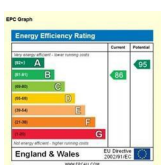
**Florence Road, Hampton Gardens, Peterborough, PE7 8RB**  
**Offers in excess of £280,000**  
**Freehold**

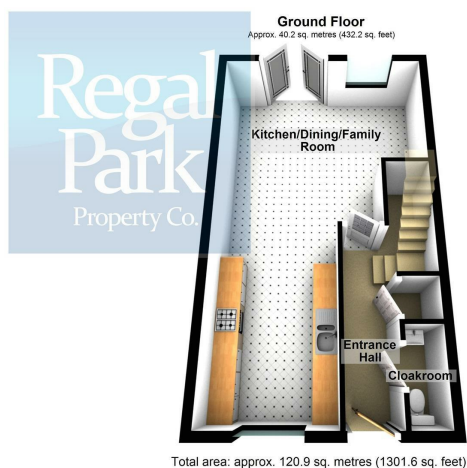
**\*CLOSE TO LOCAL AMENITIES\* \*MODERN DEVELOPMENT\* \*EASY ACCESS TO A1\* \*LARGE KITCHEN/DINING/FAMILY ROOM\***

Regal Park are pleased to offer this well presented 4 Bedroom Townhouse in the popular location of Hampton Gardens. The property is situated close to local amenities and is within easy access to A1 and comprises of: Entrance Hall, Cloakroom, Kitchen/Dining/Family Room. The first floor has the Lounge, Master Bedroom and En-Suite. The top floor has Bedroom 2 with Jack 'n' Jill Bathroom, Bedrooms 3 & 4.

There is a low maintenance rear garden and two parking spaces to the rear.  
Viewings Highly Recommended.

EPC: B





### Entrance Hall

Radiator, LVT flooring, storage cupboard, stairs, door to:

### Cloakroom

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

### Kitchen/Dining/Family Room 'L' shape

27'8" x 16'0" max (8.43m x 4.88m 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, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, two double radiators, LVT flooring, uPVC double french double doors to garden.

### First Floor and Landing

Radiator, fitted carpet, storage cupboard, stairs, door to:

### Lounge/Dining Room

14'8" x 15'11" max (4.47m x 4.85m max)

UPVC double glazed window to front, two radiators, fitted carpet, TV point, uPVC double glazed french double doors to juliet balcony.

### Bedroom 1

10'9" x 10'0" max (3.28m x 3.05m max)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobe(s) with mirrored sliding doors, door to:

### En-suite

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

### Second Floor and Landing

Fitted carpet, storage cupboard, door to:

### Bedroom 2

13'0" x 9'0" (3.96m x 2.74m )

UPVC double glazed window to rear, radiator, fitted carpet, door to:

### Jack and Jill Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

### Bedroom 3

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

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s) with mirrored sliding doors.

### Bedroom 4

9'11" x 6'7" (3.02m x 2.01m)

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

### Outside

The rear garden has a patio area, artificial grass, shed, gated rear access. There are two parking spaces at the rear.

### 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.

### Estate Charges

Please note Estate Charges apply. The vendor has advised approx annual charge of £400.00