

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



Fairhaven, Hampton Gardens, Peterborough, PE7 8RF
Price £220,000
Freehold

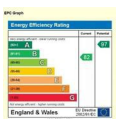
CUL-DE-SAC* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

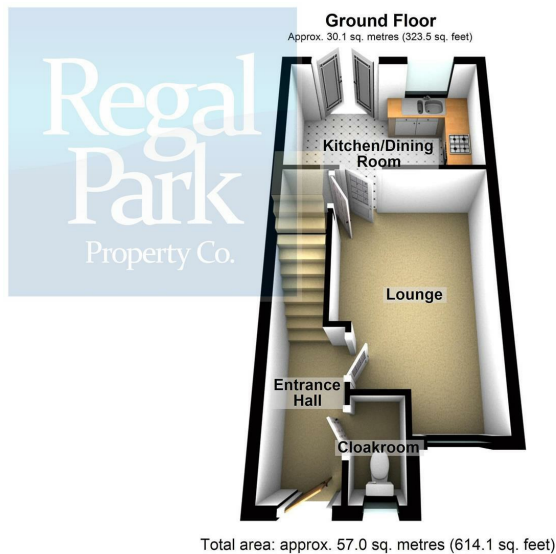
Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular location of Hampton Gardens. The property is situated in a cul-de-sac, close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 2 Bedrooms and a Bathroom.

There is a Driveway to the side providing off road parking for 2 cars and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: B





Entrance Hall

Radiator, amtico flooring, stairs, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, radiator, amtico flooring.

Lounge

15'5" x 9'4" (4.70m x 2.84m)

UPVC double glazed window to front, double radiator, amtico flooring, telephone point, TV point with under-stairs storage cupboard, door to:

Kitchen/Dining Room

8'0" x 12'7" (2.44m x 3.83m)

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, space for fridge/freezer, integrated slimline dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring, UPVC double glazed french double doors to garden.

Stairs and Landing

Fitted carpet, door to:

Bedroom 1

9'4" x 12'9" max (2.84m x 3.89m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, over-stairs storage cupboard.

Bedroom 2

8'1" x 12'9" (2.46m x 3.89m)

UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom

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

Outside

There is a Driveway to the side providing off road parking for 2 cars.

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

Estate Charges

Please note Estate Charges apply. Please confirm all charges with your Solicitor 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.