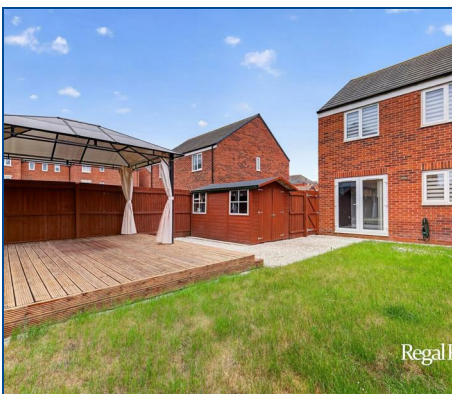
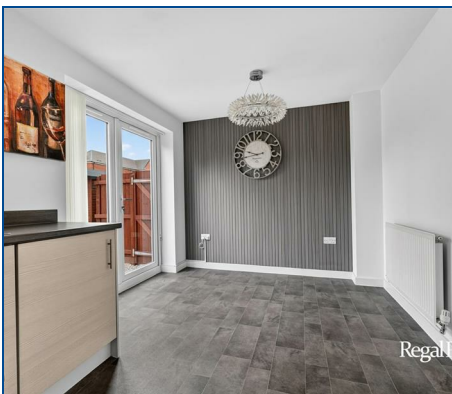
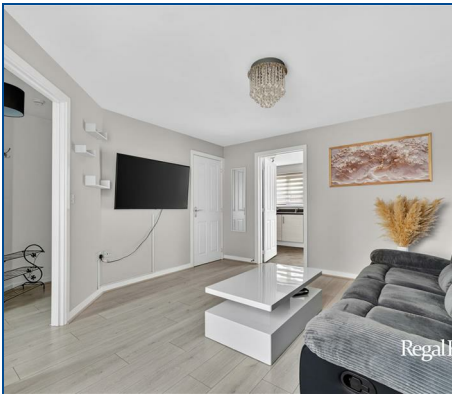


Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

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



**Harmony Grove, Hampton Gardens, Peterborough, PE7 8QX**  
**Price £250,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*NO CHAIN\***

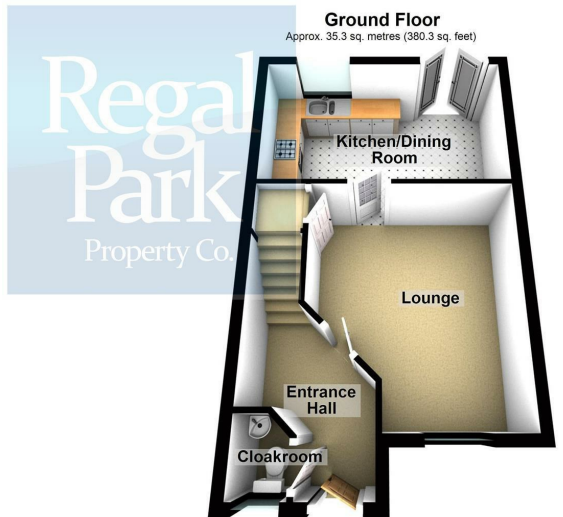
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Gardens. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room with integrated appliances. Upstairs the Master Bedroom has an En-Suite, 2 further Bedrooms and a Bathroom.

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

Viewings Highly Recommended.  
No Chain.

EPC: B





Total area: approx. 69.5 sq. metres (748.3 sq. feet)



### **Entrance Hall**

### **Cloakroom**

### **Lounge**

14'2" x 12'0" max (4.32m x 3.66m max)

### **Kitchen/Dining Room**

8'10" x 15'4" (2.69m x 4.67m)

### **Stairs and Landing**

### **Bedroom 1**

9'5" x 12'0" (2.87m x 3.66m )

### **En-Suite**

### **Bedroom 2**

7'7" x 9'0" (2.31m x 2.74m)

### **Bedroom 3**

5'11" x 7'6" (1.80m x 2.29m )

### **Bathroom**

### **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.