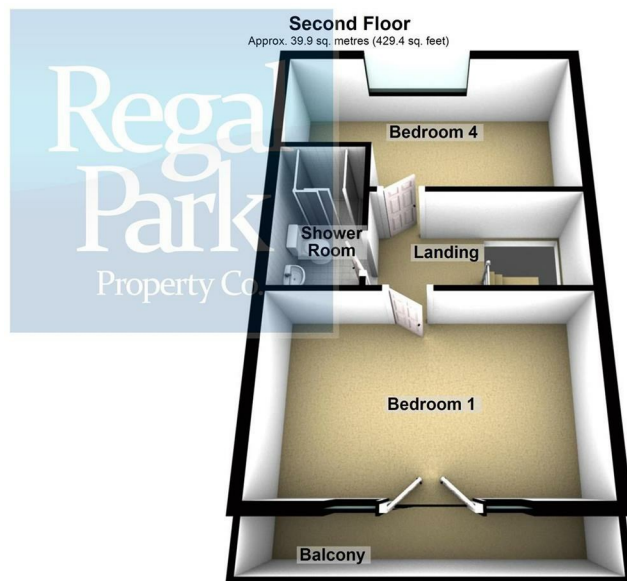
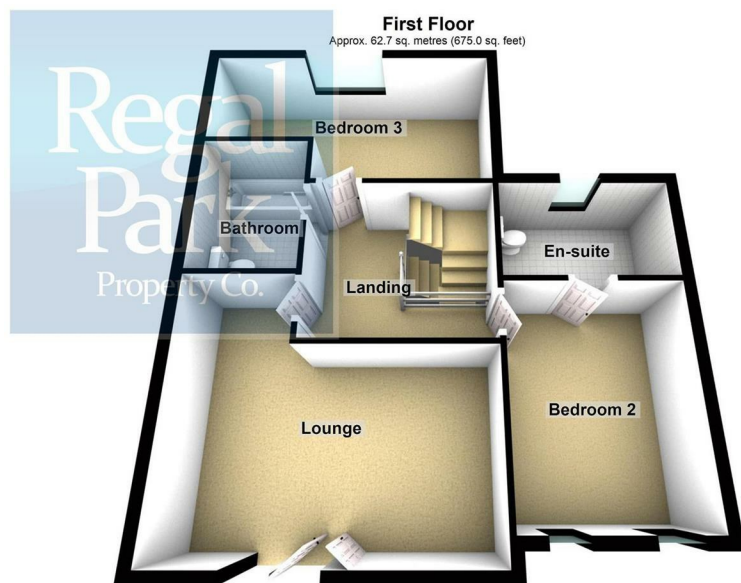




Total area: approx. 148.4 sq. metres (1597.1 sq. feet)



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

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



### Berrington View, Hampton Gardens, Peterborough, PE7 8RH

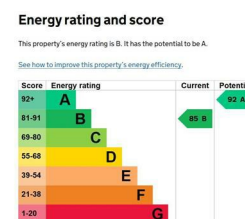
**\*OVERLOOKING TEAR DROP LAKE\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\*  
\*KITCHEN/DINING/FAMILY ROOM\* \*BALCONY WITH LAKE VIEWS\***

Regal Park are pleased to offer this well presented 4 Bedroom Link Detached Townhouse in the popular location of Hampton Gardens. The property was built in 2020 by Charles Church Homes and was known as 'The Elm'. The property has stunning views of Tear Drop Lake, is close to local amenities and schools and is within easy access to A1.

The property comprises; Entrance Hall, Cloakroom, Kitchen/Dining/Family Room. The first floor has the Lounge with Lake Views, Bedroom 2 with En-Suite, Bedroom 3 and a Bathroom. The top floor has the Master Bedroom and Balcony with Lake Views, Bedroom 4 and a Shower Room.

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

EPC: B



**Disclaimer**

Important Notice: 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.

**Offers in excess of £425,000  
Freehold**



Entrance Hall

Cloakroom  
6'10" x 2'11" (2.08m x 0.89m)

Kitchen/Dining Room/Family Room  
29'4" x 17'1" max (8.94m x 5.21m max)

First Floor and Landing

Lounge  
14'4" x 17'1" max (4.37m x 5.21m max)

Bedroom 2  
14'0" x 9'7" (4.27m x 2.92m )

En-suite  
5'1" x 9'6" (1.55m x 2.90m )

Bedroom 3  
8'10" x 17'1" max (2.69m x 5.21m max)

Bathroom  
6'0" x 8'2" (1.83m x 2.49m)

Second Floor and Landing

Bedroom 1  
10'2" x 17'0" (3.10m x 5.18m)

Balcony  
2'9" x 16'10" (0.84m x 5.14m)

Bedroom 4  
8'11" x 17'1" max (2.72m x 5.21m max)

Shower Room  
4'9" 8'8" (1.45m 2.64m )

Estate Charges  
Approx annual Estate Charge of £367.00

