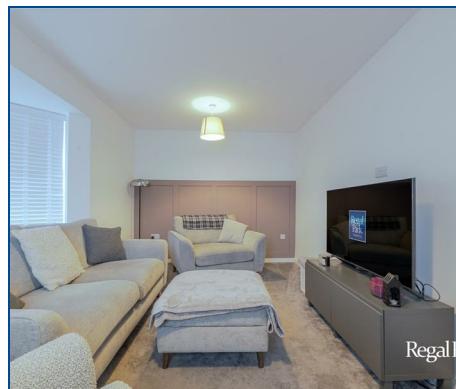


Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

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



**Kathorn Close, Alwalton, Peterborough, PE7 4AF**  
**Price £350,000**  
**Freehold**

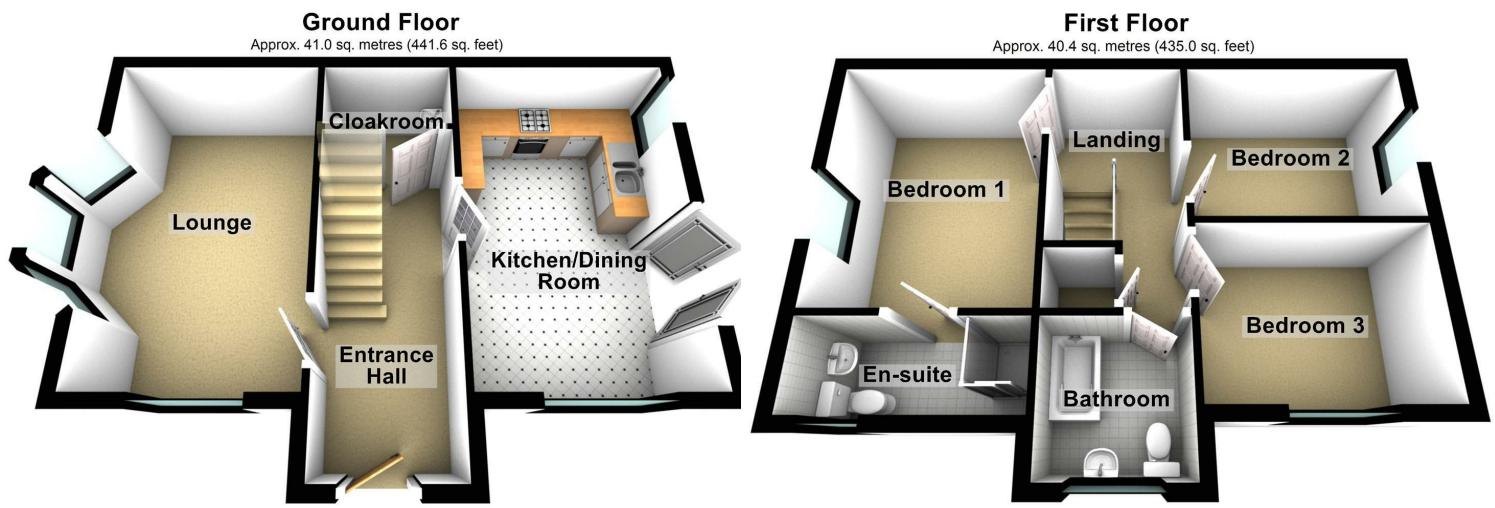
**\*BUILT IN 2024\* \*MODERN DEVELOPMENT\* \*CLOSE TO LOCAL AMENITIES\***  
**\*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented modern 3 Double Bedroom Detached Family Home in the popular Village location of Alwalton. The property was built in 2024 by Bellway Homes and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, cloakroom, Lounge, Kitchen/Dining Room. Upstairs the Master Bedroom has an En-suite, 2 further Double Bedrooms and a Bathroom.

There is parking to the front of the property and enclosed rear garden.  
Viewings Highly Recommended.

EPC: B





Total area: approx. 81.4 sq. metres (876.6 sq. feet)

## Entrance Hall

### Kitchen/Dining Room

15'9" x 10'1" (4.80m x 3.07m)

### Lounge

15'9" x 9'7" (4.80m x 2.92m)

### Cloakroom

### Stairs and Landing

### Bedroom 1

11'5" x 9'7" (3.48m x 2.92m)

### En-suite

### Bedroom 2

7'10" x 10'4" (2.38m x 3.15m)

### Bedroom 3

7'8" x 10'4" (2.34m x 3.15m)

### Bathroom

## Estate Charges

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.