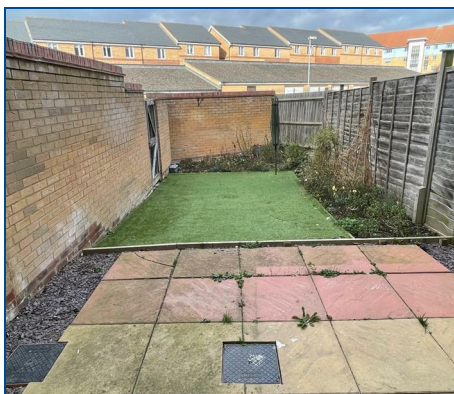


Peterborough
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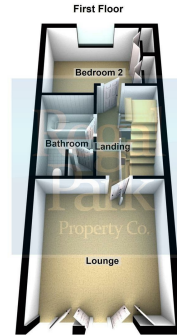
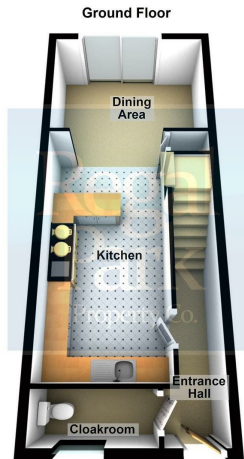


Eagle Way, Hampton Centre, Peterborough, PE7 8GS £1,150 Per month

Regal Park are pleased to offer this well presented 3 Double Bedroom Terraced Townhouse in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1. The property comprises of: Entrance Hall, Cloakroom, LARGE KITCHEN/DINING ROOM. The first floor has the Lounge, Bedroom 2 with built in wardrobes and Bathroom. To the top floor is the Master Bedroom with built in wardrobes and En-Suite and Bedroom 3. The rear garden has a patio area, laid to lawn, enclosed by timber fencing. There is a Driveway & Single Garage to the rear of the property via electric gated access to the side.

Viewings Highly Recommended.





Entrance Hall

Radiator, carpet, smoke detector, stairs, magnolia walls, light pendent, mirror.

Cloakroom

UPVC obscure double glazed window to front with venetian blind, fitted with a two piece suite comprising of a pedestal wash hand basin and low-level WC, half height tiling to all walls, radiator, vinyl flooring, wall mounted concealed boiler, CO2 alarm, magnolia walls, mirror.

Kitchen

18'10" x 9'2" (5.74m x 2.79m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge/freezer and dishwasher, plumbing for washing machine, fitted range cooker, with extractor hood over, double radiator, tiled flooring, door to under-stairs storage cupboard, open plan to:

Dining Area

9'0" x 12'4" (2.75m x 3.76m)

Double radiator, fitted carpet, telephone point, TV point, uPVC double glazed sliding patio doors to garden with curtain pole, light pendent, magnolia walls.

First Floor and Landing

Radiator, fitted carpet, smoke detector, stairs, magnolia walls, light pendent.

Lounge

12'10" x 12'4" (3.91m x 3.76m)

Double radiator, fitted carpet, telephone point, TV point, two uPVC double glazed double doors to juliet balcony both with curtain poles, two light pendants, magnolia walls.

Bedroom 2

10'3" x 8'9" max (3.12m x 2.67m max)

UPVC double glazed window to rear with venetian blind, radiator, fitted carpet, built in wardrobes, magnolia walls, light shade.

Bathroom

Fitted with a three piece suite comprising of a deep panelled bath, pedestal wash hand basin and low-level WC, half height tiling to all walls, shaver point, radiator, vinyl flooring, door to cupboard housing hot water cylinder.

Second Floor and Landing

Radiator, fitted carpet, smoke detector, access to loft, magnolia walls, light pendent.

Bedroom 1

12'9" x 12'4" max (3.89m x 3.76m max)

Two uPVC double glazed windows to front with venetian blinds, fitted carpet, telephone point, TV point, two built-in double wardrobes, magnolia walls, light pendent, door to:

En-suite

Fitted with a three piece suite comprising of a pedestal wash hand basin, tiled double shower cubicle with fitted shower over and low-level WC, half height tiling to all walls, shaver point, radiator, vinyl flooring, magnolia walls, toothbrush holder.

Bedroom 3

9'0" x 12'4" (2.75m x 3.76m)

UPVC double window to rear with venetian blind, radiator, fitted carpet, built-in wardrobe(s), magnolia walls, light pendent.

Outside

The rear garden has a patio area, laid to lawn, gated rear access. There is a Driveway & Single Garage to the rear of the property via electric gated access.

Lettings Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these 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 you. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

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