

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



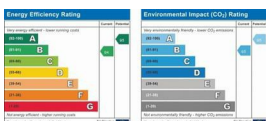
**Banbury Drive, Hampton Water, Peterborough, PE7 8SD**  
**£1,300 Per month**

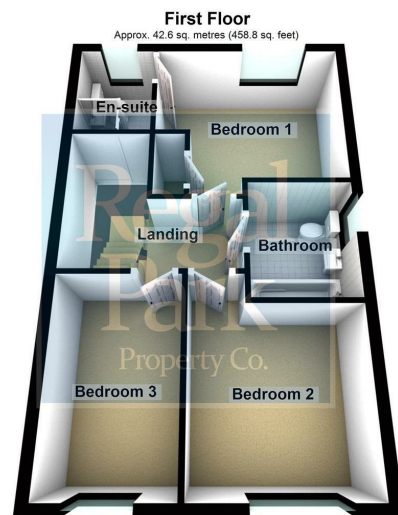
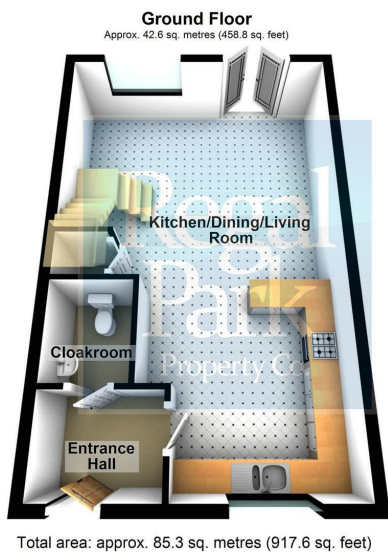
**\*BUILT OCTOBER 2022\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***  
**\*OPEN PLAN LIVING\***

Regal Park are pleased to offer this 3 Bedroom Semi Detached House in the popular location of Hampton Water. The property has had many upgrades and is situated close to local amenities and is within easy access to A1. The property comprises of Entrance Hall, Cloakroom, Kitchen/Dining/Living Room. The first floor has the Master Bedroom with Built in wardrobe and En-Suite, 2 further Bedrooms and a Bathroom.

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

EPC Rating: B





### Entrance Hall

Radiator, tiled flooring, smoke detector, door to:

### Cloakroom

Fitted with a two piece suite comprising of a pedestal wash hand basin and low-level WC, radiator, tiled flooring.

### Kitchen/Dining/Living Room

27'2" x 16'11" max (8.28m x 5.16m max)

UPVC double glazed window to front, uPVC double glazed window to rear, two double radiators, tiled flooring, telephone point, TV point, smoke detector and co detector, 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 combination boiler, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, under-stairs storage cupboard, stairs, uPVC double glazed french double doors to garden.

### Landing

Fitted carpet, smoke detector, access to loft.

### Bedroom 1

9'8" x 11'10" (2.95m x 3.61m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, built-in wardrobe, 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, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

### Bedroom 2

9'7" x 9'9" (2.92m x 2.97m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bedroom 3

11'5" x 7'0" (3.48m x 2.13m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bathroom

Fitted with a three piece suite comprising of a deep panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to side, radiator, tiled flooring.

### Outside

There is parking to the front of the property for 2 cars. The rear garden has a patio area, laid to lawn, outside tap, gated side access.