

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



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

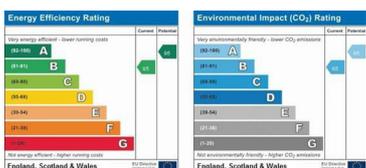


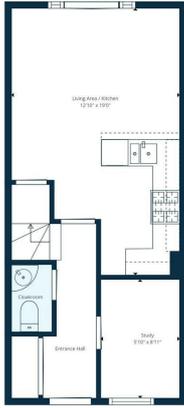
**Aqua Drive, Hampton Water, Peterborough, PE7 8QL**  
**£1,375 Per month**

**\*MODERN DEVELOPMENT\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*OPEN PLAN LIVING AREA\* \*STUDY\***

Regal Park are pleased to offer this well presented 4 Bedroom Semi Detached House in the popular location of Hampton Water. The property is situated on a modern development, close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Study, Cloakroom, Open Plan Living Area/Kitchen. The first floor has the Master Bedroom with En-Suite and Bedroom 2. The top floor has Bedrooms 3 & 4 and a Bathroom. There is an enclosed rear garden and parking space to the rear of the property. Viewings Highly Recommended.

EPC: B





These Floor Plans Are Provided For Illustrative And Marketing Purposes Only.



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## Entrance Hall

## Cloakroom

## Study

5'10" x 8'11" (1.78m x 2.72m )

## Open Plan Living/Kitchen Area

12'10" x 19'0" max (3.91m x 5.79m max)

## First Floor and Landing

### Bedroom 1

12'10" x 10'2" (3.91m x 3.10m )

### En-Suite

### Bedroom 2

12'10" x 11'8" max (3.91m x 3.56m max)

## Second Floor and Landing

### Bedroom 3

12'10" x 11'6" (3.91m x 3.51m)

### Bedroom 4

12'10" x 11'1" max (3.91m x 3.38m max)

## Bathroom

Disclaimer: 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.