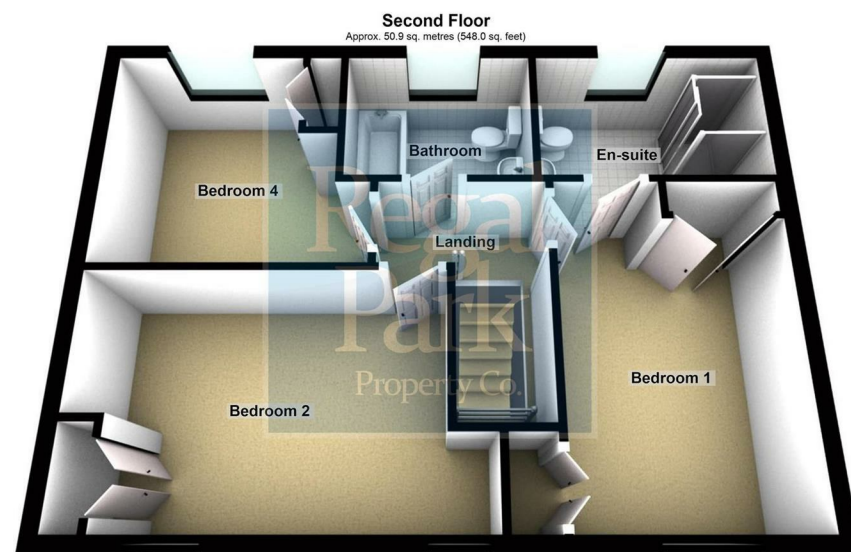
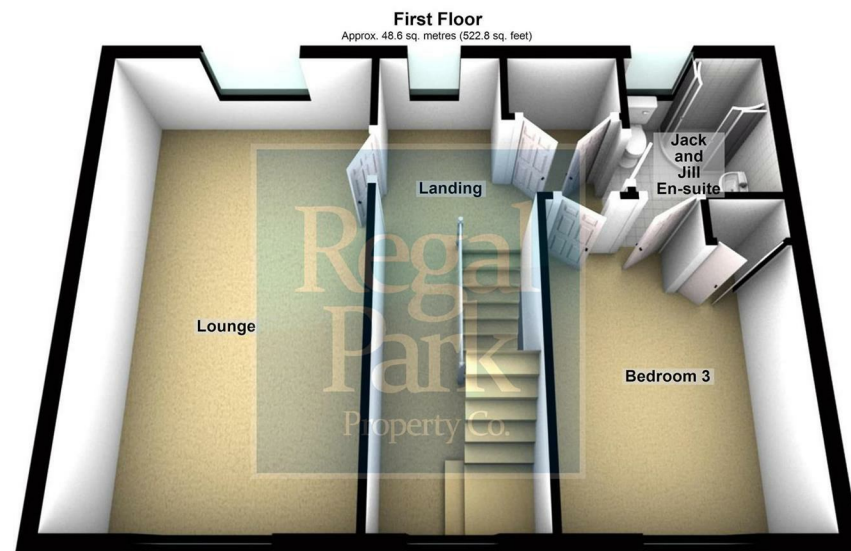


Total area: approx. 148.1 sq. metres (1593.6 sq. feet)



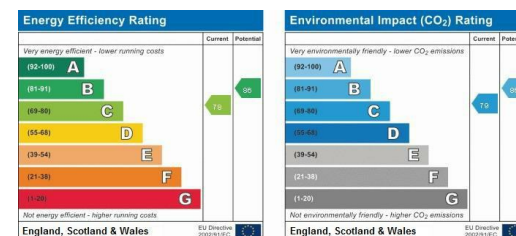
Spring Avenue, Hampton Vale, Peterborough, PE7 8HW

CLOSE TO LOCAL AMENITIES* *LARGE KITCHEN/DINING/FAMILY ROOM* *STUDY* *2 EN-SUITES* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1 and comprises of: Entrance Hall, STUDY, Cloakroom, Utility, KITCHEN/DINING/FAMILY ROOM with Bi-Fold doors to the garden. The first floor has the Lounge and Bedroom 3 with built in wardrobes and Jack 'N' Jill En-Suite. The top floor has the Master Bedroom with built in wardrobes and En-Suite, Bedrooms 2 & 4 both with built in wardrobes and a Bathroom.

There is a Driveway & Car Port providing off road parking and enclosed rear garden.
 Viewings Highly Recommended.

EPC Rating: C



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.

Price £405,000
Freehold



Entrance Hall

Double radiator, vinyl flooring, telephone point, stairs, door to:

Study

8'4" x 10'10" (2.54m x 3.30m)

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

Cloakroom

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

Utility

4'4" x 6'5" (1.31m x 1.95m)

With worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, radiator, vinyl flooring.

Kitchen/Dining/Family Room

23'8" x 17'8" max (7.21m x 5.38m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, two uPVC double glazed windows to side, two double radiators, LVT flooring, two velux skylights, uPVC double glazed door to garden, uPVC double glazed bi-fold doors to garden.

First Floor and Landing

UPVC double glazed window to rear, uPVC double glazed window to front, radiator, fitted carpet, airing cupboard wall mounted boiler, stairs.

Lounge

19'3" x 10'10" (5.87m x 3.30m)

UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, fitted carpet, telephone point, TV point.

Bedroom 3

12'9" x 9'2" (3.89m x 2.79m)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s), door to:

Jack and Jill En-suite

Fitted with a three piece suite comprising of a pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, double radiator, LVT flooring.

Second Floor and Landing

Fitted carpet, door to:

Bedroom 1

14'5" x 9'5" (4.39m x 2.87m)

UPVC double glazed window to front, radiator, fitted carpet, TV point, two built-in double wardrobe(s), 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, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Bedroom 2

9'6" x 14'1" (2.90m x 4.29m)

Two uPVC double glazed windows to front, radiator, fitted carpet, built-in double wardrobe(s).

Bedroom 4

9'6" x 9'7" max (2.90m x 2.92m max)

UPVC double glazed window to rear, fitted carpet, built-in double wardrobe(s).

Bathroom

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

Outside

There is a Driveway & Car Port to the side providing off road parking.

The rear garden has two patio areas, laid to lawn, outside tap, outside lighting, gated side access.

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.

