

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



**St. Katherines Mews, Hampton Hargate, Peterborough, PE7 8BA**

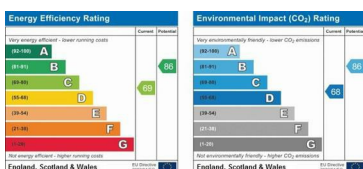
**Price £245,000  
 Freehold**

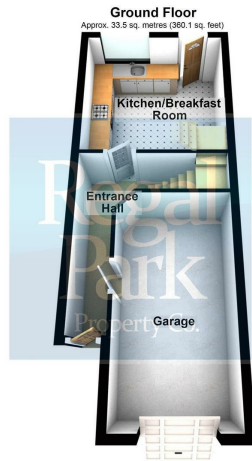
**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 3 Bedroom Townhouse in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and comprises of: Entrance Hall, Kitchen/Breakfast Room. The first floor has the Lounge, Bedroom 3 and Cloakroom. The top floor has the Master Bedroom with fitted wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is a Driveway & Single Integral Garage and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: C  
 Council Tax Band: C





### Entrance Hall

Double radiator, wooden laminate flooring, door to integral garage, door to:

### Kitchen/Breakfast Room

11'6" x 11'10" (3.51m x 3.61m)

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, wall mounted boiler with heating timer control, space for fridge and dishwasher, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed obscure door to garden, under-stairs storage cupboard.

### First Floor and Landing

Storage cupboard, fitted carpet, stairs, door to:

### Lounge

13'0" x 11'10" (3.96m x 3.61m)

Double radiator, wooden flooring, telephone point, TV point, uPVC double glazed double doors to juliet balcony to front.

### Bedroom 3

8'10" x 11'10" (2.69m x 3.61m)

UPVC double glazed window to rear, radiator, wooden flooring, telephone point.

### Cloakroom

Fitted with a two piece suite comprising; pedestal wash hand basin, WC, shaver point, tiled splashbacks, radiator, vinyl flooring.

### Second Floor and Landing

Storage cupboard, fitted carpet, access to loft, door to:

### Bedroom 1

11'11" x 11'10" (3.63m x 3.61m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes and drawers, radiator, TV point, fitted carpet, door to:

### En-Suite Shower Room

Fitted with a three piece suite comprising; shower cubicle with fitted shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, ceramic tiled flooring.

### Bedroom 2

8'10" x 11'10" (2.69m x 3.61m)

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

### Bathroom

Fitted with a three piece suite comprising; 'P' shaped bath with shower over, wash hand basin with cupboards under and WC, tiled surround, extractor fan, shaver point, radiator, tiled flooring, heated towel rail.

### Outside

The front has a Driveway providing off road parking, leading to an integral single garage with power and light connected, plumbing for washing machine, worktop space with cupboards and space for freezer and tumble dryer, metal up and over door.

The rear garden has a patio area, mainly laid to lawn, outside tap, gated rear 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.