

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

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



Bartlett Drive, Hempsted, Peterborough, PE2 9FN
Price £280,000
Freehold

***CLOSE TO LOCAL AMENITIES* *WALKING DISTANCE TO CITY CENTRE*
 *MODERN DEVELOPMENT***

Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home in the popular location of Hempsted. The property is situated close to local amenities and is within walking distance to city centre and comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

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

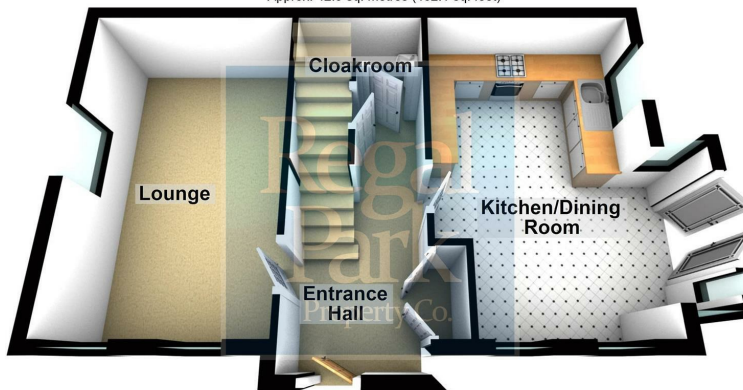
EPC Rating: B

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



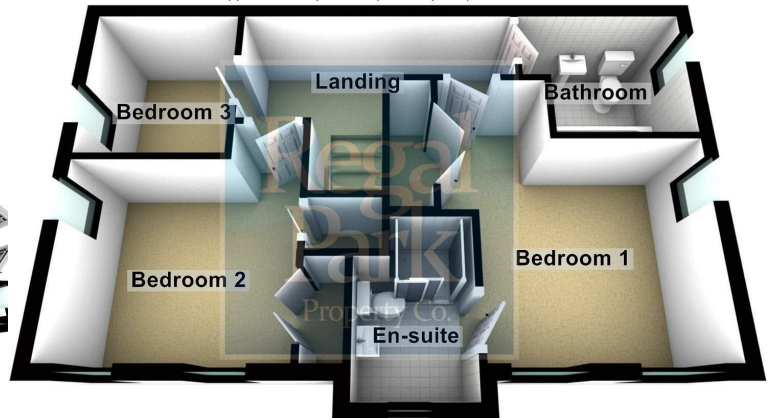
Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 85.3 sq. metres (918.5 sq. feet)

Entrance Hall

Radiator, karndean flooring, under-stairs storage cupboard, stairs, double door to storage cupboard, door to:

Cloakroom

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

Kitchen/Dining Room

16'2" x 10'4" (4.93m x 3.15m)

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 boiler, built-in fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed box window to side, uPVC double glazed window to side, two uPVC double glazed windows to front, karndean flooring, double radiator, uPVC double glazed double doors to garden.

Lounge

16'2" x 10'1" (4.93m x 3.07m)

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

Landing

Radiator, fitted carpet, door to:

Bedroom 1

12'8" x 10'0" (3.85m x 3.04m)

UPVC double glazed window to side, two uPVC double glazed windows to front, radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s) door to:

En-suite

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

Bedroom 2

8'8" x 10'4" (2.64m x 3.15m)

UPVC double glazed window to side, two uPVC double glazed windows to front, fitted carpet, radiator, built-in double wardrobe(s), over-stairs storage cupboard.

Bedroom 3

7'3" x 6'10" (2.21m x 2.08m)

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

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, uPVC obscure double glazed window to side, double radiator, vinyl flooring.

Outside

There is a Driveway and Car Port providing off road parking.

The rear garden has a patio area, laid to lawn, outside tap, timber shed, gated side access.

Estate Charges

Estate Charges apply. Please confirm all charges with your Solicitors before making an offer

The vendors have indicated an approx charge of £250 per annum.

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.