

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

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



Nuttall Place, Hampton Heights, Peterborough, PE7 8SU
Price £240,000
Freehold

***IDEAL FIRST TIME OR INVESTMENT PURCHASE* *MODERN DEVELOPMENT*
 *7 YEARS NHBC REMAINING***

EASY ACCESS TO A1* *CLOSE TO LOCAL AMENITIES* *NO CHAIN

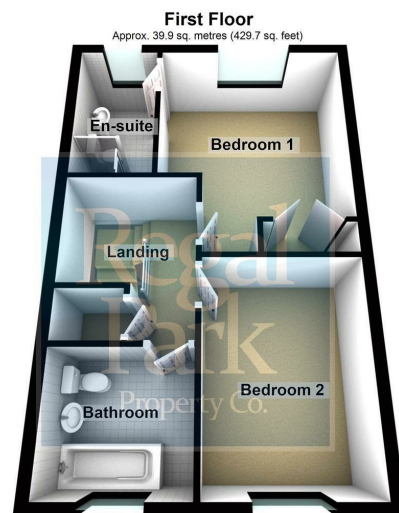
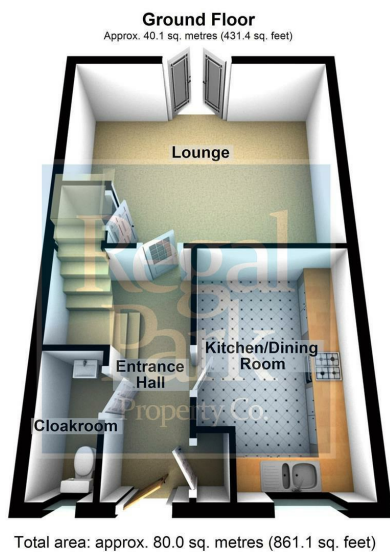
Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular modern development of Hampton Heights. The property was built by Cala Homes in 2021 and was known as 'Guydon' and comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has the Master Bedroom with En-Suite and built in wardrobes, Bedroom 2 and a Bathroom.

There are two parking spaces to the front of the property.
 Viewings Highly Recommended.
 No Chain.

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 |





Entrance Hall

Radiator, karndean flooring, storage cupboard, stairs, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, karndean flooring.

Kitchen/Dining Room

12'11" x 8'5" max (3.94m x 2.57m max)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, radiator, karndean flooring.

Lounge

13'0" x 16'3" max (3.96m x 4.95m max)

Double radiator, fitted carpet, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

Landing

Fitted carpet, over-stairs storage cupboard, door to:

Bedroom 1

11'10" x 11'2" max (3.61m x 3.40m max)

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

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, heated towel rail, vinyl flooring.

Bedroom 2

12'0" x 8'8" (3.66m x 2.64m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand

shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to front, heated towel rail, vinyl flooring.

Outside

There are two parking spaces to the front of the property. There is an Electric Vehicle charging point.

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

Estate Charges

Please note estate charges apply. The vendors have advised a cost of around £400 per annum. Please confirm all charges and costs with your Solicitors before proceeding.

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.