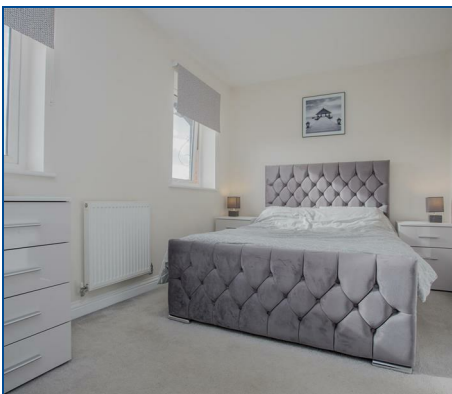


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Hampton Avenue, Hampton Centre, Peterborough, PE7 8PL
Offers in excess of £190,000
Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *NO CHAIN* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

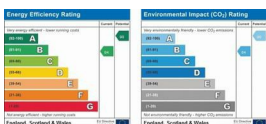
Regal Park are pleased to offer this well presented 2 Bedroom Terrace House in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy to A1 and comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has 2 Bedrooms and a Bathroom. There are two allocated parking spaces to the rear providing off road parking.

Charge for Maintenance of car park is approx £48 PA

Viewings Highly Recommended.

No Chain.

EPC Rating: B





Entrance Hall

Radiator, fitted carpet, telephone point, stairs, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, fitted carpet.

Kitchen

9'4" x 5'11" (2.84m x 1.81m)

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, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, vinyl flooring, smoke detector, carbon monoxide alarm.

Lounge/Diner

14'11" x 12'9" max (4.55m x 3.89m max)

UPVC double glazed window to rear, two radiators, fitted carpet, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

Landing

Radiator, fitted carpet, smoke detector.

Bedroom 1

8'3" x 12'9" (2.52m x 3.89m)

Two uPVC double glazed windows to rear, radiator, fitted carpet, telephone point, TV point.

Bedroom 2

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

Two uPVC double glazed windows to front, radiator, fitted carpet, over-stairs storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, radiator, fitted carpet.

Outside

There are two parking spaces to the rear of the property. The rear garden has a small patio area, laid to lawn, outside tap, enclosed by timber fencing.

Estate Charges

Please note estate charges apply. Please confirm all charges with your Solicitors before making an offer.

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.