



**Kite Way, Hampton Vale, Peterborough, PE7 8PT**

**\*GUIDE PRICE (£250,000 - £260,000)\***

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*BUILT IN 2016 BY CALA HOMES\* \*NO CHAIN\***

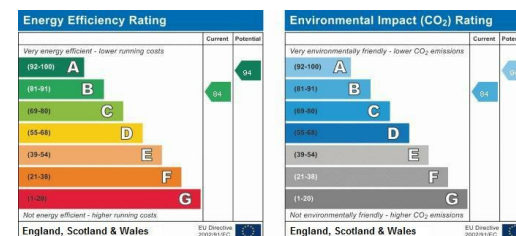
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Hampton Vale. The property was built in 2016 by Cala Homes on their Mallards development which is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has the Master Bedroom with En-Suite, Bedroom 3 and a Bathroom. The top floor has Bedroom 2.

There is parking to the front of the property and an enclosed rear garden.

Viewings Highly Recommended.

No Chain.

EPC Rating: B



**Guide price £240,000**  
**Freehold**



**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.

### Entrance Hall

Karndean flooring, radiator, door to:

### Cloakroom

UPVC obscure double glazed window to front, fitted with a two piece suite comprising, pedestal wash hand basin and low level WC, karndean flooring, heated towel rail.

### Kitchen

7'10" x 10'10" (2.39m x 3.30m)

UPVC double glazed window to front, fitted with a matching range of base, drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, eye level fitted electric oven with four ring gas hob, extractor hood over, plumbing for washing machine, integrated fridge/freezer and dishwasher, karndean flooring, radiator.

### Lounge/Dining Room

15'3" x 13'7" max (4.65m x 4.14m max)

UPVC double glazed windows to rear and side, TV point, telephone point, under-stairs storage cupboard, UPVC double glazed french doors to garden, karndean flooring, two radiators.

### First Floor and Landing

Fitted carpet, radiator, storage cupboard with hot water cylinder, door to:

### Bedroom 1

9'1" x 10'2" (2.77m x 3.10m)

UPVC double glazed window to rear, telephone point, fitted carpet, built in double wardrobes, door to:

### En-Suite

UPVC obscure double glazed window to rear, fitted with a three piece suite comprising, double shower cubicle with fitted shower over, low level WC, pedestal wash hand basin, shaver point, heated towel rail, tiled flooring.

### Bedroom 3

10'2" x 8'3" (3.11m x 2.51m)

UPVC double glazed window to front, laminate flooring, radiator.

### Bathroom

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin, bath with rain shower over, shaver point, UPVC obscure double glazed window to front, tiled flooring.

### Stairs to Second Floor and Landing

Fitted carpet, door to:

### Bedroom 2

15'0" x 11'9" (4.57m x 3.58m )

UPVC double glazed window to front, velux window to rear, eaves storage, fitted carpet, radiator.

### Outside

The front of the property has off road parking and an outside tap.

The rear garden is laid to patio, decking area, outside lighting, outside power sockets, gated rear access.

**\*THE VENDOE HAS ADVISED THAT THERE IS APPROX £25 PER MONTH O&H ESTATE CHARGE. PLEASE CONFIRM ALL CHARGES WITH YOUR SOLICITOR 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.

