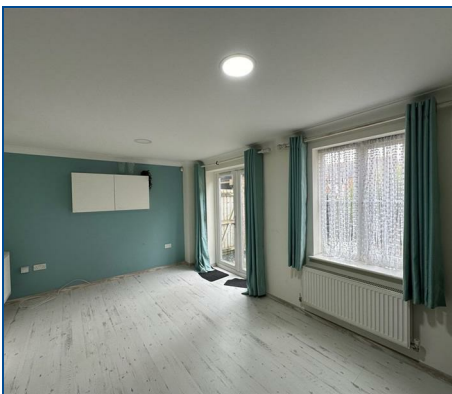


Peterborough
 Telephone: 01733 560 650
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RegalPark.co.uk



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



Knighton Close, Hampton Vale, Peterborough, PE7 8LJ
Offers in excess of £275,000
Freehold

CLOSE TO LOCAL AMENITIES AND SCHOOLS* *EASY ACCESS TO A1* *2 EN-SUITES* *NO CHAIN

Regal Park are pleased to offer this 4 Bedroom Link-Detached Home in the popular location of Hampton Vale. The property is situated in a cul-de-sac close to local amenities and schools and is within easy access to A1 and comprises; Front door into Kitchen/Dining Room, Cloakroom, Lounge. The first floor has Bedroom 2 with En-Suite and built in wardrobes, Bedrooms 3 with built in wardrobes, Bedroom 4 and a Bathroom. The top floor has the Master Bedroom with 2 built in wardrobes and En-Suite.

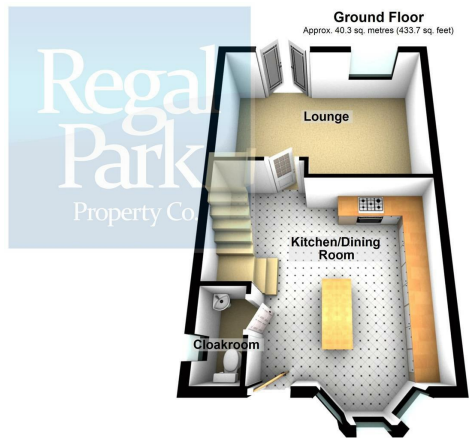
There is a Driveway to the side providing off road parking, leading to a Single Garage.

Enclosed rear garden.
 Viewings Highly Recommended.
 No Chain.

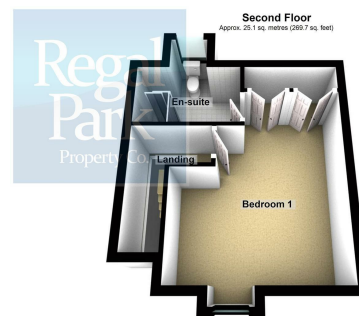
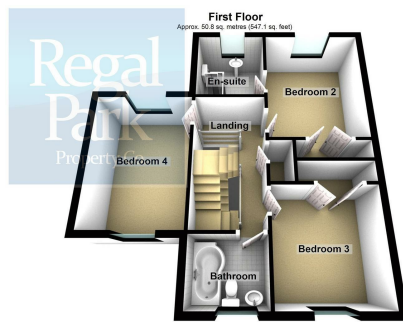
EPC Rating: C

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





Total area: approx. 116.2 sq. metres (1250.5 sq. feet)



Kitchen/Dining Room

13'11" x 13'3" max (4.24m x 4.04m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed bay window to front, double radiator, tiled flooring, stairs, under-stairs storage cupboard, door to:

Cloakroom

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

Lounge

11'7" x 16'2" max (3.53m x 4.93m max)

UPVC double glazed window to rear, two double radiators, laminate flooring, telephone point, TV point, UPVC double glazed french double doors to garden.

First Floor and Landing

Radiator, laminate flooring with carpet on stairs, storage cupboard with hot water cylinder, stairs, door to:

Bedroom 2

11'3" x 9'5" (3.43m x 2.87m)

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

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled cubicle with fitted shower over and close coupled WC, half height tiling to all walls, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Bedroom 3

10'5" x 9'5" (3.18m x 2.87m)

UPVC double glazed window to front, radiator, laminate flooring, built-in double wardrobe(s).

Bedroom 4

12'3" x 9'1" (3.73m x 2.77m)

UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, laminate flooring.

Bathroom

Fitted with three piece coloured suite comprising of a 'P' shaped bath, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to front, radiator, tiled flooring.

Second Floor and Landing

Fitted carpet, door to:

Bedroom 1

14'7" x 12'9" max (4.45m x 3.89m max)

UPVC double glazed window to front, double radiator, laminate flooring, two built-in double wardrobes, door to:

En-suite

Fitted with three piece suite comprising wash hand basin with cupboards under, tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage.

The rear garden has a patio area, lawn area, outside tap, outside lighting, gated side 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.