

Peterborough  
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**RegalPark.co.uk**



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



**Eaglesthorpe, New England, Peterborough, PE1 3RT**  
**Price £160,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*NO CHAIN\* \*WALKING DISTANCE TO CITY CENTRE\* \*GARAGE\***

Regal Park are pleased to offer this 2 Bedroom Terrace House in the popular location of New England. The property is situated close to local amenities and is within walking distance to city centre and comprises; Porch, Lounge, Kitchen/Dining Room, 2 Bedrooms and a Bathroom.

There is communal parking and Garage in a block and enclosed rear garden.

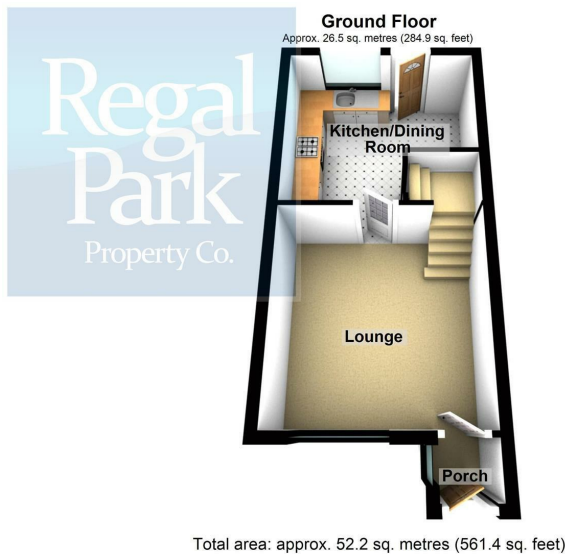
Viewings Highly Recommended.

No Chain.

EPC Rating: D

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





### **Porch**

UPVC double glazed window to side, radiator, door to:

### **Lounge**

12'4" x 11'9" (3.76m x 3.58m)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, stairs, door to:

### **Kitchen/Dining Room**

10'8" x 11'9" max (3.25m x 3.58m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear, double radiator, vinyl flooring, under-stairs storage alcove, uPVC double glazed door to garden.

### **Landing**

Fitted carpet, door to:

### **Bedroom 1**

12'5" x 11'9" max (3.78m x 3.58m max)

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

### **Bedroom 2**

7'4" x 6'9" (2.24m x 2.06m)

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

### **Bathroom**

Fitted with three piece suite comprising deep panelled bath with Triton electric shower over, pedestal wash

hand basin and close coupled WC, radiator, vinyl flooring, storage cupboard with wall mounted combination boiler.

### **Outside**

There is communal parking to the front and a Garage in a block.

The rear garden has a patio area, laid to lawn, gated rear 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.