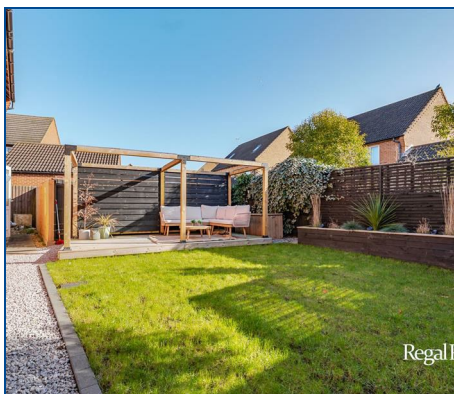


Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

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



**Evergreen Drive, Hampton Hargate, Peterborough, PE7 8FW**  
**Offers in excess of £210,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*CUL-DE-SAC\* \*DETACHED COACH HOUSE\* \*GARDEN\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*GARAGE\***

Regal Park are pleased to offer this well presented 2 Bedroom Detached Coach House in the popular location of Hampton Hargate. The property is situated in a cul-de-sac, close to local amenities and is within easy access to A1. The property comprises; entrance hall with door to integral garage, stairs to first floor with open plan living area/kitchen, master bedroom with built in wardrobes and ensuite, bedroom 2 and a bathroom.

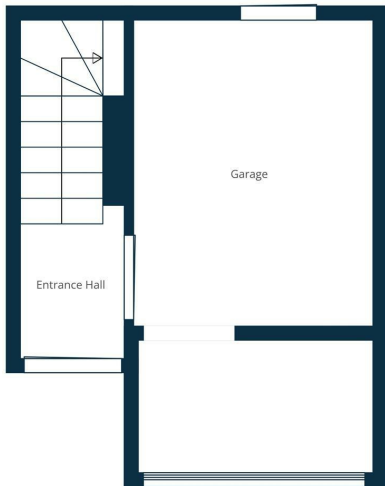
There is parking to the front of the property with an EV charger and integral single garage with electric garage door.

The rear garden has a patio area, lawn area, decking seating area, gated side access.

Viewings are highly recommended to appreciate this property.

EPC: C





These Floor Plans Are Provided For Illustrative And Marketing Purposes Only.



These Floor Plans Are Provided For Illustrative And Marketing Purposes Only.

## Entrance Hall

### Garage

8'5" x 16'0" (2.57m x 4.88m)

### Kitchen

82" x 9'5" (24.99m x 2.87m)

### Living Area

10'2" x 16'0" (3.10m x 4.88m )

### Bedroom 1

11'3" x 11'0" (3.43m x 3.35m )

### En-Suite

### Bedroom 2

7'9" x 7'8" (2.36m x 2.34m )

### Bathroom

Disclaimer: 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.