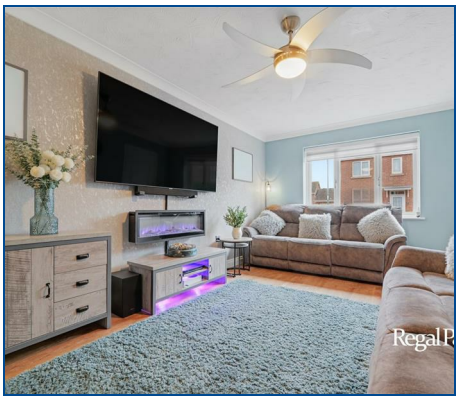
Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX











Reedland Way, Hampton Vale, Peterborough, PE7 8EZ
Offers in excess of £400,000
Freehold

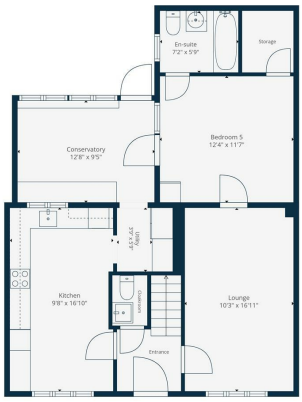
EXTENDED *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *RE-FITTED KITCHEN/DINING ROOM* *DOWNSTAIRS BEDROOM WITH EN-SUITE BATHROOM*

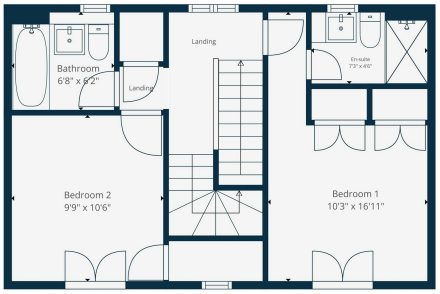
Regal Park are pleased to offer this well presented 5 Bedroom Family Home in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1. The property comprises of: Entrance Hall, Cloakroom, Lounge, Re-Fitted Kitchen/Dining Room, Utility Room, Conservatory, Bedroom 5 with En-Suite Bathroom and built in wardrobe. The first floor has the Master Bedroom with En-Suite and built in wardrobes, Bedroom 2 with storage, and a family bathroom. The top floor has Bedroom 3 and Bedroom 4.

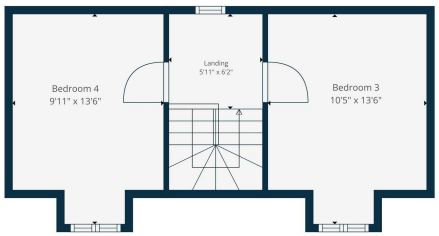
There is a Driveway to the rear providing off road parking, leading to a single garage.

Enclosed rear garden.

Viewings Highly Recommended.







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

Entrance Hall

Lounge
10'3" x 16'11" max (3.12m x 5.16m max)

Kitchen/Dining Room
9'8" x 16'10" max (2.95m x 5.13m max)

Utility
3'9" x 5'9" (1.14m x 1.75m)

Conservatory
12'8" x 9'5" (3.86m x 2.87m)

Cloakroom

Bedroom 5
12'4" x 11'7" max (3.76m x 3.53m max)

Built in storage
4'11" x 5'11" max (1.50m x 1.80m max)

En-Suite Bathroom
7'2" x 5'9" (2.18m x 1.75m)

First Floor and Landing

Bedroom 1
10'3" x 16'11" max (3.12m x 5.16m max)

En-Suite
7'3" x 4'6" (2.21m x 1.37m)

Bedroom 2
9'9" x 10'6" max (2.97m x 3.20m max)

Bathroom
6'8" x 6'2" (2.03m x 1.88m)

Second Floor and Landing

Bedroom 3
10'5" x 13'6" max (3.18m x 4.11m max)

Bedroom 4
9'11" x 13'6" (3.02m x 4.11m)

Outside

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.

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.