Peterborough
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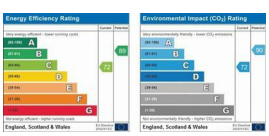


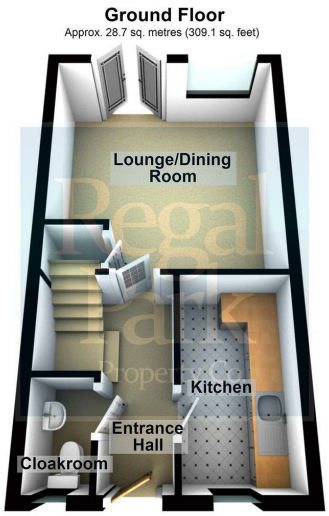


Sharnbrook Avenue, Hampton Vale, Peterborough, PE7 8LR
£950 Per month

CLOSE TO LOCAL AMENITIES *EASY ACCESS TO A1* DRIVEWAY & GARAGE*
Regal Park are pleased to offer this well presented 2 Bedroom Terraced House in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1 and comprises of: Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room, 2 Bedrooms and a Bathroom. There is a Driveway & Single Garage to the rear of the property and enclosed rear Garden.
Viewings Highly Recommended.

EPC Rating: C





Total area: approx. 57.8 sq. metres (622.3 sq. feet)



Entrance Hall
Radiator, laminate flooring, smoke detector, stairs, door to:

Cloakroom
UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, vinyl flooring.

Kitchen
10'4" x 5'8" (3.15m x 1.73m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, radiator, tiled flooring.

Lounge/Dining Room
13'4" x 12'10" max (4.06m x 3.91m max)
UPVC double glazed window to rear, two radiators, laminate flooring, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

Landing
Fitted carpet, smoke detector, access to loft, door to:

Bedroom 1
10'4" x 12'11" max (3.15m x 3.94m max)
UPVC double glazed window to front, radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s), over-stairs storage cupboard with boiler cylinder.

Bedroom 2
11'3" x 6'3" (3.42m x 1.90m)
UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Outside
There is a Driveway & Single Garage to the rear of the property with power and light connected, side personnel door.
The rear garden has a decking area that steps down to lawn area and pathway to garage side door.

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.