Peterborough
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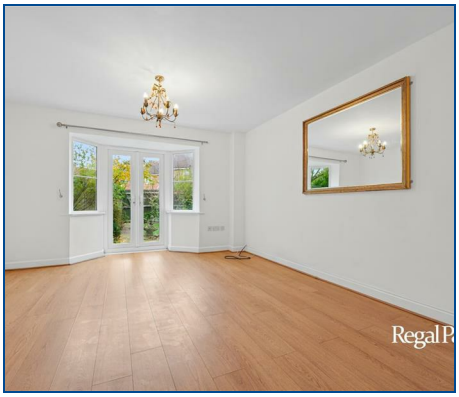
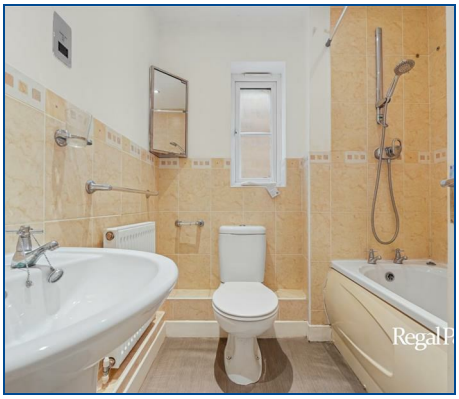
Email: Lettings@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

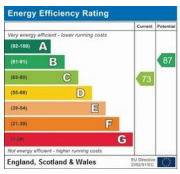


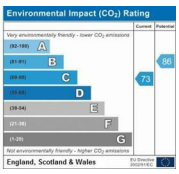










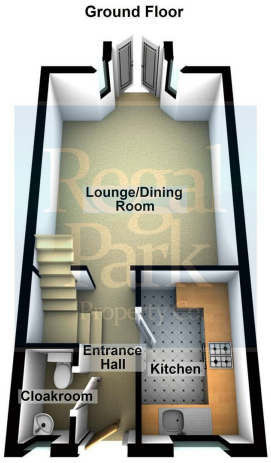


Redshank Way, Hampton Vale, Peterborough, PE7 8LX
£1,250 Per month

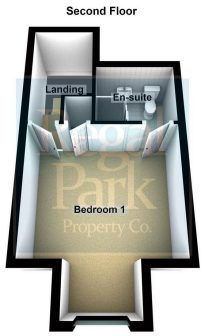
CLOSE TO LOCAL AMENITIES *EASY ACCESS TO A1*
Regal Park are pleased to offer this well presented 3 Bedroom End Terraced Townhouse in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1. The property comprises of: Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has Bedrooms 2 & 3 and a Family Bathroom. The top floor has the Master Bedroom with En-Suite.
There is an enclosed rear garden and single garage to the rear of the property.
Viewings Highly Recommended.

EPC: C

TDS Tenancy Deposit Scheme member
LICENSED NALS LICENSED
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman







Entrance Hall
Double radiator, laminate flooring, smoke detector, stairs, door to:

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

Kitchen
9'7" x 6'0" (2.92m x 1.82m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted 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, vinyl flooring.

Lounge/Dining Room
14'8" x 12'7" (4.47m x 3.84m)
Two uPVC double glazed windows to rear, double radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

First Floor and Landing
Storage cupboard, stairs, fitted carpet, door to:

Bedroom 2
9'3" x 8'3" (2.82m x 2.51m)
Radiator, fitted carpet, telephone point, TV point, built-in storage cupboard, uPVC double glazed double doors to juliet balcony.

Bedroom 3
9'5" x 6'11" (2.87m x 2.10m)
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, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Second Floor and Landing
Fitted carpet, velux window to rear, door to:

Bedroom 1
12'8" x 15'1" max (3.86m x 4.60m max)
UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, smoke detector, door to:

En-suite
5'5" x 6'11" (1.65m x 2.10m)
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, shaver point, radiator, vinyl flooring, velux skylight.

Outside
The rear garden has a patio area, laid to gravel, gated rear access.
There is a Driveway & Single Garage to the rear of the property.

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.