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

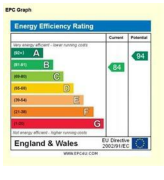












Coriander Drive, Hampton Vale, Peterborough, PE7 8NW
£1,350 Per month

CLOSE TO LOCAL AMENITIES *EASY ACCESS TO A1* *4 DOUBLE BEDROOMS* *INTEGRATED KITCHEN APPLIANCES*

Regal Park are pleased to offer this well presented 4 Bedroom End Terrace House 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; Entrance Hall, Cloakroom, Kitchen with integrated appliances, Lounge/Dining Room. The first floor has Bedrooms 3 & 4 and a Bathroom. The top floor has the Master Bedroom with built in wardrobes and En-Suite and Bedroom 2.

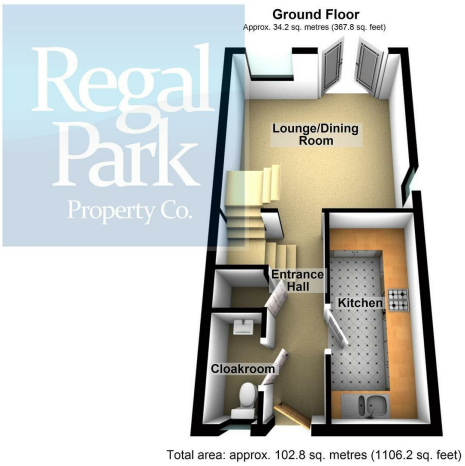
There is a low maintenance rear garden.

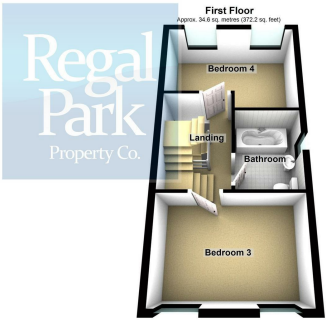
Two parking spaces to the rear.

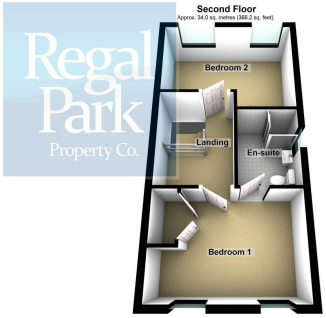
Viewings Highly Recommended.

EPC: B

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman







Entrance Hall
Radiator, LVT flooring, smoke detector, storage cupboard with hot water cylinder, stairs, door to:

Cloakroom
UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin with cupboards under and close coupled WC, heated towel rail, LVT flooring.

Kitchen
13'8" x 5'10" (4.17m x 1.78m)
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, slimline dishwasher and washing machine, fitted electric fan assisted oven, four ring induction hob with extractor hood over, LVT flooring.

Lounge/Dining Room
13'6" x 13'5" (4.11m x 4.09m)
UPVC double glazed window to rear, uPVC obscure double glazed window to side, double radiator, LVT flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

First Floor and Landing
Radiator, fitted carpet, smoke detector, stairs.

Bedroom 3
9'4" x 13'5" (2.84m x 4.09m)
Two uPVC double glazed windows to front, radiator, fitted carpet, TV point.

Bedroom 4
9'9" x 13'5" max (2.97m x 4.09m max)
Two uPVC double glazed windows to rear, radiator, fitted carpet.

Bathroom
Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Second Floor and Landing
Radiator, smoke detector, fitted carpet.

Bedroom 1
9'5" x 13'5" max (2.87m x 4.09m max)
Two uPVC double glazed windows to front, double radiator, fitted carpet, TV point, built-in double wardrobe(s), door to:

En-suite
Fitted with three piece suite comprising walk in shower enclosure with fitted shower over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Bedroom 2
13'5" x 9'10" max (4.09m x 3.00m max)
Two uPVC double glazed windows to rear, radiator, fitted carpet, telephone point, TV point.

Outside
The rear garden has a patio area, artificial grass, outside tap, outside lighting, gated side access.
There are two parking spaces 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.