



Lockwood Way, Hampton Water Peterborough PE7 8QQ

welcome to

Lockwood Way, Hampton Water Peterborough

- Entrance Hall, Downstairs WC
- Kitchen, Lounge/Diner
- Three Bedrooms
- Ensuite & Family Bathroom
- Tandem Length Driveway For Multiple Vehicles

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£280,000

view this property online williamhbrown.co.uk/Property/YXZ109778



Property Ref:
YXZ109778 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

A very well-presented semi-detached home set in a pleasant position on this sought after development within Peterborough. This property benefits from a downstairs wc, ensuite to the master bedroom, and has ample parking. a private rear garden featuring a patio area, perfect for relaxing or entertaining, along with a versatile Eurocell outdoor cabin in the rear garden which has power and lighting and comes with a ten year guarantee from new, and could make a great home office or playroom. In our opinion, this property could make a great first purchase or family home, and must be viewed to fully appreciate.

The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Downstairs Wc

Kitchen

8' 5" x 9' 1" (2.57m x 2.77m)

Lounge

11' 7" x 16' 3" (3.53m x 4.95m)

First Floor Landing

Bedroom 1

9' 3" x 10' 5" PLUS WARDROBES (2.82m x 3.17m PLUS WARDROBES)

Ensuite

Bedroom 2

9' 7" x 9' 2" (2.92m x 2.79m)

Bedroom 3

10' 3" x 7' (3.12m x 2.13m)

Family Bathroom

Eurocell Garden Cabin

9' 1" x 13' 2" (2.77m x 4.01m)

Outside The Property

Agents Note

There is a £365 charge per year to Hampton estates.



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