



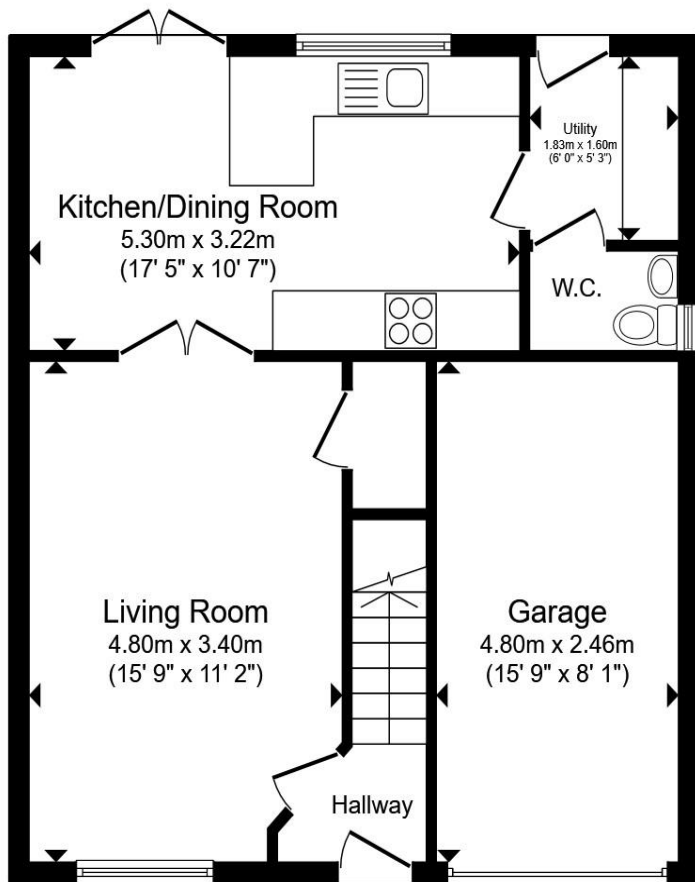
Wilton Avenue, Hampton Gardens Peterborough PE7 8RU

welcome to

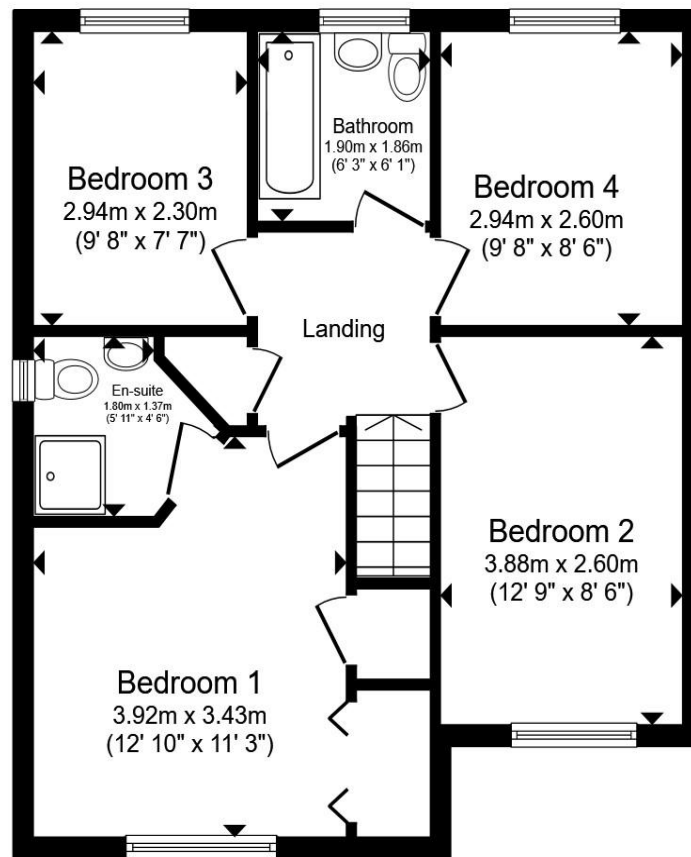
Wilton Avenue, Hampton Gardens Peterborough

A very well-presented detached family home which is set in a pleasant location on this popular and modern development within Peterborough and offered for sale with no onwards chain. It is closely located to the popular Hampton Gardens secondary school as well as other local amenities such as restaurants, both primary and secondary schools, gyms, the Serpentine Green Shopping Centre and convenient access to the A1 motorway. This home benefits from a downstairs wc, ensuite to the master bedroom, access to a private shared driveway suitable for two vehicles to park side-by-side, and a garage. Please note that the AML fee covers 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.





Ground Floor



First Floor

Total floor area 108.9 m² (1,172 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall

Lounge

Kitchen / Diner

Utility Room

Downstairs Wc

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside The Property

Agents Note:

welcome to

Wilton Avenue, Hampton Gardens Peterborough

- Entrance Hall, Downstairs WC
- Lounge & Kitchen/Diner
- Four Bedrooms
- Ensuite & Family Bathroom
- Garage & Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109468



Property Ref:
YXZ109468 - 0007

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.

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