



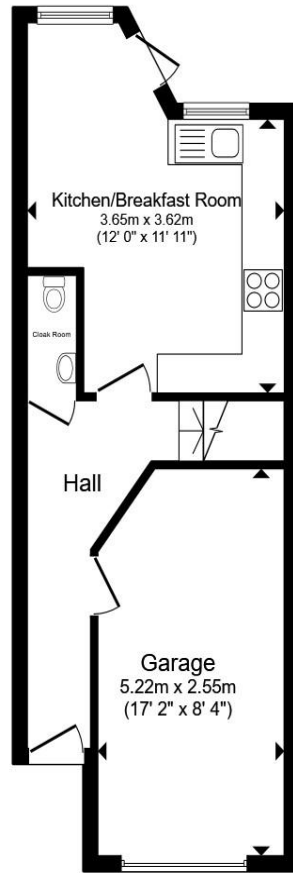
Beaumont Way, Hampton Hargate Peterborough PE7 8DN

welcome to

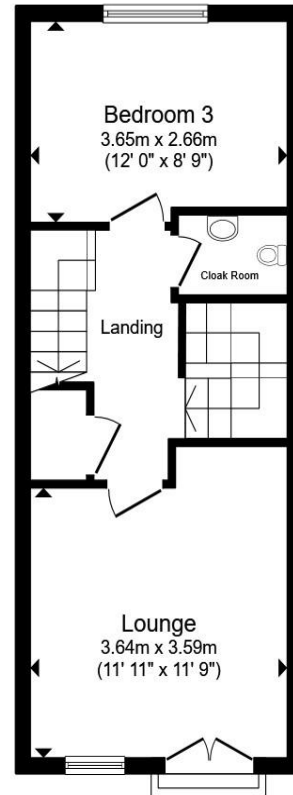
Beaumont Way, Hampton Hargate Peterborough

William H Brown is delighted to offer this lovely three-bedroom end-terrace townhouse, situated in the highly sought-after Hampton Hargate area of Peterborough. Ideal for first-time buyers, this well-presented home briefly comprises an entrance hall, a modern kitchen/breakfast room, a WC and an integral garage on the ground floor. The first floor offers a spacious lounge, a second bedroom and an additional cloakroom. On the second floor, there are two further bedrooms including a generous principal bedroom with en-suite facilities as well as a family bathroom. Externally, the property benefits from off-road parking for two vehicles to the front and a private, enclosed garden to the rear. Conveniently located within walking distance of local schools and amenities, the property also offers excellent access to the A1 and other major transport links, making it ideal for commuters. Viewing is highly recommended to fully appreciate all that this fantastic home has to offer. 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.

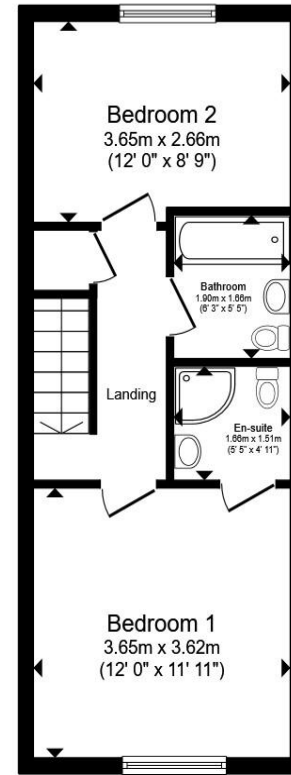




Ground Floor



First Floor



Second Floor

Entrance Hall

Kitchen/Breakfast Area

WC

Landing

Bedroom Three

Lounge

WC

Landing

Bedroom One

En-Suite

Bedroom Two

Family Bathroom

Total floor area 107.3 m² (1,155 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

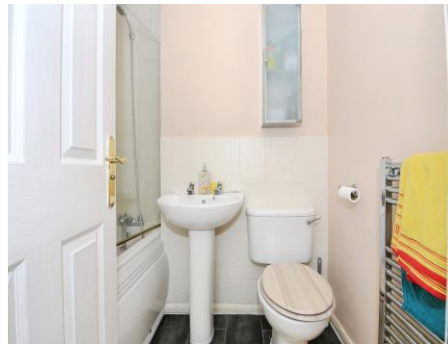
welcome to

Beaumont Way, Hampton Hargate Peterborough

- END-TERRACE TOWNHOUSE
- INTEGRAL GARAGE
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST AREA
- EN-SUITE TO THE MASTER
- TWO CLOAKROOMS
- DRIVE FOR TWO CARS

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

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FLE105196](https://www.williamhbrown.co.uk/Property/FLE105196)



Property Ref:
FLE105196 - 0005

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.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)