

8 BIRCHEN CLOSE, HAMPTON HARGATE, PETERBOROUGH, PE7 8BY

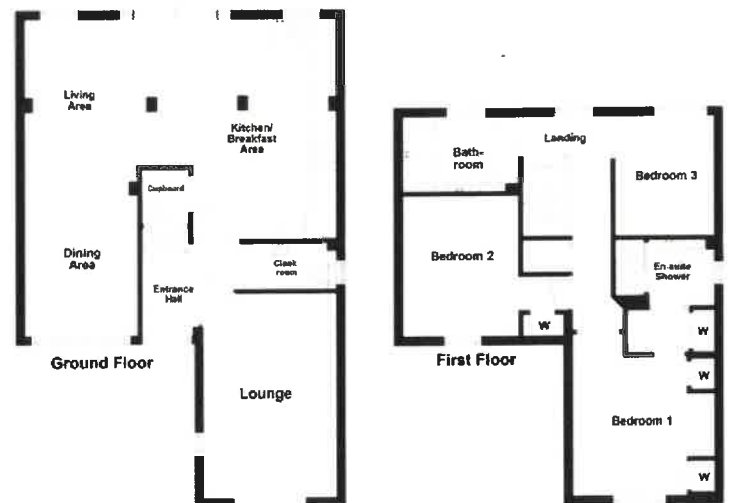
PRICE: Offers in the region of £340,000 are invited (Subject to contract)

- **Detached House**
- **Entrance Hall**
- **Cloakroom**
- **Lounge**
- **Kitchen/Breakfast Area**
- **Living Area**
- **Dining Area**
- **3 Bedrooms**
- **Bathroom**
- **En-suite Shower Room**
- **Gas Radiator C/H**
- **uPVC Double Glazing**
- **Gardens**
- **Off-road Parking**
- **Cul-de-sac Location**

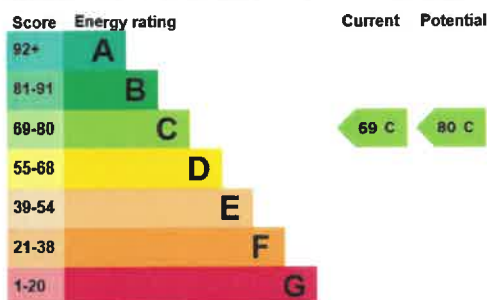
HAMPTON is a modern, predominantly residential township located about 3 miles south-west of Peterborough city centre and lying between the old A.15 London Road and the A.1139 Fletton Parkway.

HAMPTON HARGATE was the first phase of the scheme and enjoys a wide range of facilities including the Serpentine Green shopping centre with a Tesco Extra superstore, various restaurants and both primary and secondary schools. There is good access to the A1(M) and the city's parkway system at Junction 3 of Fletton Parkway with Nene Parkway. Ferry Meadows and Orton Mere with their wide range of leisure facilities and Thorpe Wood public golf course are within a few minutes' drive.

THIS THREE BEDROOM DETACHED HOUSE was built in 2000 and has brick elevations with an interlocking tiled roof with a later ground floor extension and garage conversion.



ENERGY PERFORMANCE GRAPH



A copy of the full Energy Performance Certificate is available for inspection at our office.

COUNCIL TAX

Band 'D' payable to Peterborough City Council.

TENURE

We are informed by the Vendor that the property is freehold and that vacant possession will be given on completion of sale.

SERVICES

It is understood that all mains services are either connected, or are available for connection to the property.

REF: 8738N 200526

NOTICE

The above agents for themselves and for the Owner of this property hereby give notice: (1) these particulars do not in any way constitute an offer or a contract; (2) Any intending purchasers/tenants must not rely on the statements made in these particulars as representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness as they are made without acceptance or any responsibility on part of the Agent or the Owner; (3) No representation or warranty whatever in relation to this property is made or given by the Agents or the Owner, nor has any person in their employment any authority to make or give any such representation or warranty.

THE ACCOMMODATION is as follows (N.B. All dimensions are approximate) :-

GROUND FLOOR

Covered Entrance: Tiled threshold. Recessed courtesy light.

Entrance Hall: Entrance door with obscured double glazed top panel. Coved ceiling. LVT flooring. Radiator. Stairs off to first floor.

Re-fitted Cloakroom: 6' 5" (1.95m) x 3' 3" (0.99m). uPVC obscured double glazed window. Walls part tiled. LVT flooring. Hand-basin with cupboard under and with tiled splashback. Concealed cistern w.c. Black ladder-style towel rail/radiator. Coat hooks with shelf above.

Lounge: 15' (4.57m), max x 9' 9" (2.97m), max. uPVC double glazed oriel window with front aspect. uPVC double glazed window with side aspect. Coved ceiling. Laminate flooring. Hearth and surround. Radiator. Television aerial socket. Telephone point.

Kitchen/Breakfast Area and Living/Dining Area: 16' 2" (4.92m) x 10' 6" (3.20m) plus 11' 11" (3.35m) x 4' 1" (1.24m) plus 22' 10" (6.96m) x 8' 3" (2.51m). uPVC double glazed windows with front and rear garden aspect. Overhead lighting. Laminate flooring. Three 'Velux' skylights. Worktops with inset one-and-a-quarter bowl polycarbonate sink and with drawers and cupboards under. Matching wall mounted cupboards with LED lighting under. Built-in "Hotpoint" double oven and grill with "Stoves" five-ring gas hob with glass splashback and three-speed extractor/light over. Integrated "Indesit" dishwasher, "Bosch EcoSilence Drive" washing machine and "CDA" microwave. Space for American-style fridge-freezer. 3 radiators. Understairs storage cupboard with fitted shelf. uPVC double glazed French doors with matching panel to each side leading to rear garden.

FIRST FLOOR

Landing: uPVC double glazed window with rear garden aspect. LVT flooring. Radiator. Trap-door to partly boarded roof-void accessed by aluminium ladder. Built-in airing cupboard with slatted linen shelf, housing "Vaillant" gas-fired combination boiler serving central heating and hot water.

Master Suite: Comprising:-

Bedroom 1: 10' 4" (3.15m) x 9' 9" (2.97m), excluding door recess. uPVC double glazed window with front aspect overlooking fields. Wood flooring. Range of fitted furniture comprising two wardrobes with rails and shelves and cupboards. Radiator. Dressing Area: Wardrobe with sliding mirrored doors and fitted shelf. Fitted dressing table with drawers, mirror with overhead light and fitted shelf above.

En-suite Shower Room: 7' 4" (2.23m) x 4' 8" (1.42m). uPVC obscured double glazed window. Recessed ceiling lights. Walls part tiled. Vinyl flooring. Glazed shower cubicle with aquaboarding and shower with added rainfall shower head over. Hand-basin with vanity unit under. Concealed cistern w.c. Black ladder-style towel rail/radiator. "Expelair" extractor fan. Shaver point. Mirror with light and built-in anti-steam.

Bedroom 2: 10' 4" (3.15m) x 8' 8" (2.64m), excluding door recess. uPVC double glazed window with front aspect. LVT flooring. Radiator. Built-in wardrobe with fitted shelf.

Bedroom 3: 9' 3" (2.81m) x 7' 5" (2.26m). uPVC double glazed window with rear garden aspect. LVT flooring. Radiator.

Bathroom: 8' 9" (2.66m) x 5' 6" (1.67m). uPVC obscured double glazed window. Recessed ceiling lights. Walls part tiled. Tiled floor with underfloor heating. Panelled Spa bath with light and tiled ledge. Hand-basin with floating vanity unit under and medicine cabinet with lighting over. Close-coupled w.c. Chrome ladder-style towel rail/radiator. Extractor fan.

GARDENS & PARKING

Open plan Front Garden: Tarmac and paved driveway providing off-road parking for two vehicles. Shrubs, hedge and grassed area. Two pedestrian side access gates leading to:-

Enclosed Rear Garden: Patio area with low wall dividing lawned area with tree and shrubs. Cold water tap. Aluminium shed.

VIEWING & DIRECTIONS

Viewing is only by **prior** arrangement through this Agency.

Leave Peterborough city centre via Boongate and join the Parkway system at the Showcase Cinema roundabout (Junction 5) taking the last exit from the roundabout, signed "A1/London". Continue for about two miles, take the third exit (Junction 3), signed "Hampton/Yaxley" then take the first exit from the aerial roundabout to join "The Serpentine". Continue to the roundabout at the junction with Tesco, go all the way round to return along "The Serpentine", then take the first left turn into Hargate Way. Go straight on at the mini roundabout then take the first right turn into Archers Wood. Birchen Close is the first turning on the left. Once you get to the playing field fence, this property is on the left.

NOTES

None of the appliances or services has been tested and prospective purchasers must satisfy themselves that they are in working order. The floor plans included in these particulars are intended as an approximate guide only and their accuracy is not guaranteed.

The approximate floor area of the property is 1143 sq. ft.(106 sq. m).

In accordance with the provisions of the Estate Agents Act, prospective purchasers are advised that the vendor of this property is a member of staff of Jolliffe Daking Chartered Surveyors.