

PROPERTY OF THE WEEK

**28 Morton Close
Hampton Gardens
Peterborough
Cambs
PE7 8RR**

£200,000



- Recent Development
- Two Bedrooms
- Two Parking Spaces
- Enclosed Rear Garden
- Close to Local Schools and Amenities
- Open Plan Living

Ref: PRA12610

Viewing Instructions: Strictly By Appointment Only

General Description

****Open Plan Living**.**

Smart Move are delighted to offer for sale this two bedroom semi detached home in a popular location within Hampton Gardens. Situated within close proximity to local amenities, schools and the A1, this property is an ideal first time purchase.

Accommodation comprises two bedrooms, family bathroom with additional WC, open plan lounge / kitchen / dining area and externally, there is an enclosed rear garden and two allocated parking spaces to the front.

Hampton Service Charge £323.98 per annum

Call our sales team to organise your viewing.

Accommodation

Entrance Hall

Stairs to first floor.

WC (5' 2" x 2' 11") or (1.58m x 0.88m)

WC, wash hand basin, radiator

Lounge/Kitchen (22' 2" x 12' 2") or (6.76m x 3.71m)

Open plan, window to front and french doors to garden.

Radiator, spotlight, fitted kitchen , sink and drainer, integrated for washer/dryer, integrated fridge/freezer, built in oven with hob and extractor hood over, wall mounted boiler, radiator.

Bedroom 1 (7' 10" x 12' 4") or (2.38m x 3.76m)

Window to rear, radiator

Bedroom 2 (12' 7" x 7' 9") or (3.83m x 2.36m)

Window to front, radiator

Bathroom (6' 0" x 5' 7") or (1.82m x 1.70m)

Window to side, bath with shower over, WC, wash hand basin, radiator.

Outside

Gated access to side, patio, laid to lawn.

Services

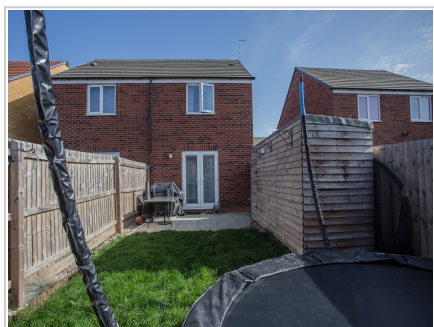
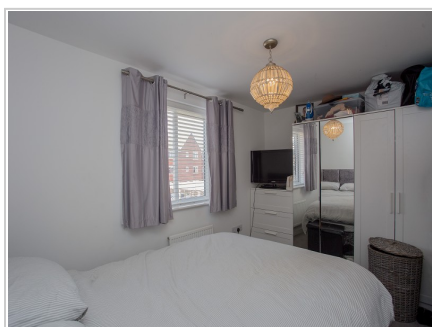
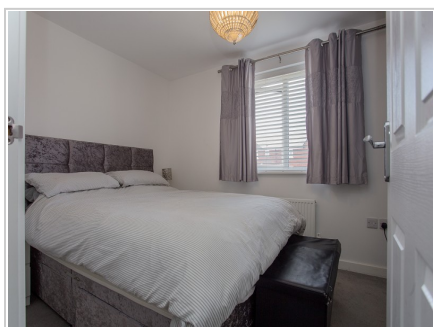
Mains electricity, mains water, mains gas, mains drainage

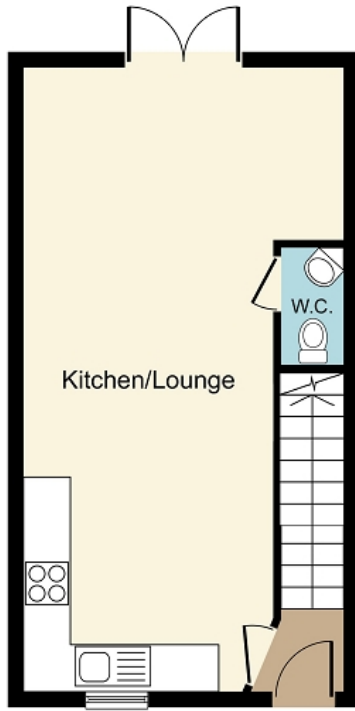
Tenure

We are informed that the tenure is Freehold

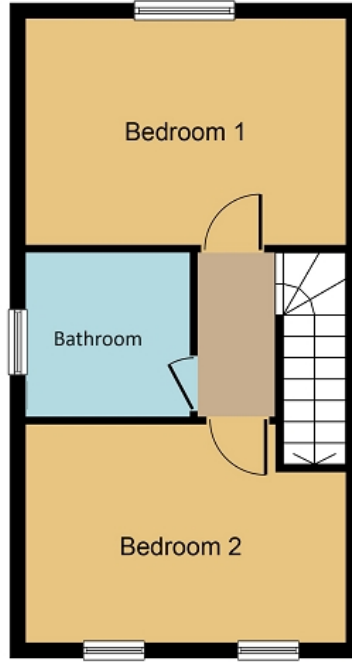
Council Tax

Band Not Specified





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.