



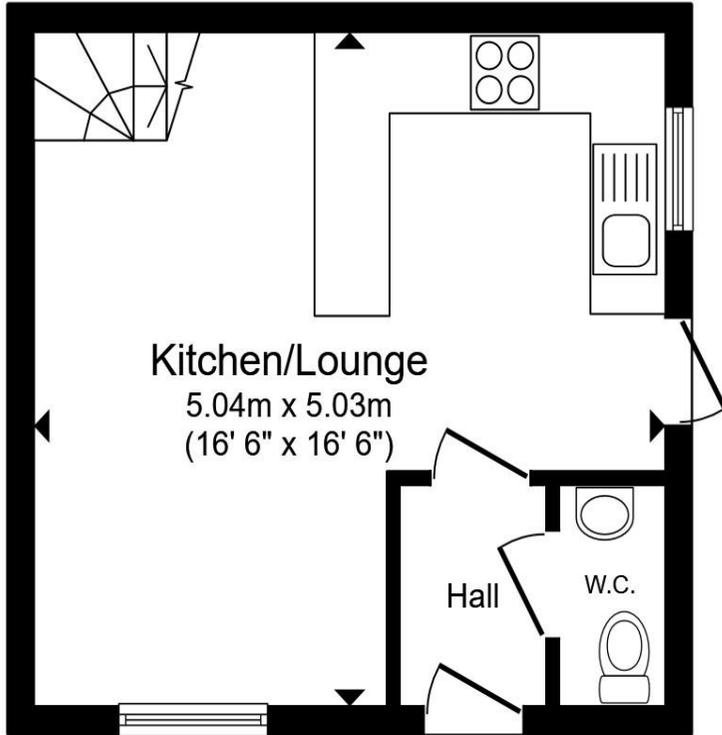
Aqua Drive, Hampton Water Peterborough PE7 8QN

welcome to

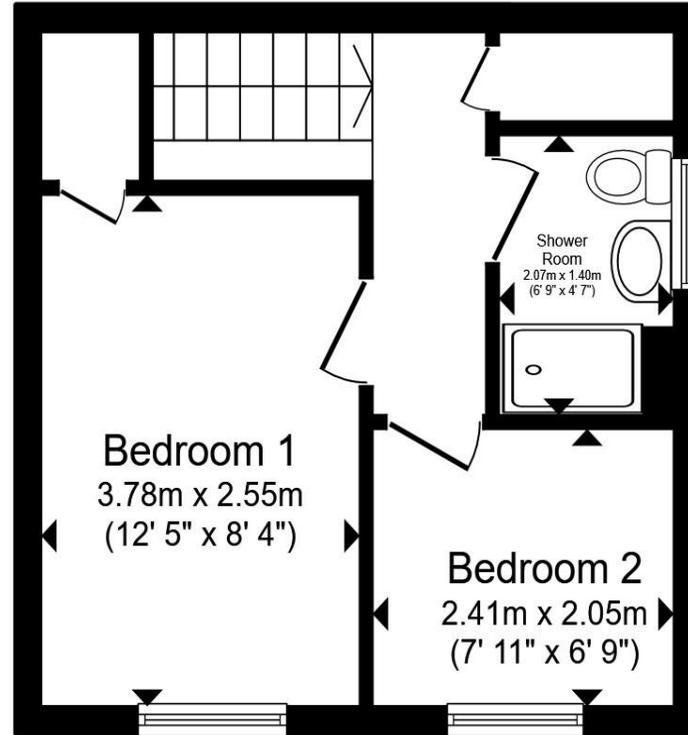
Aqua Drive, Hampton Water Peterborough

William H Brown is pleased to offer this stylish and well-presented two-bedroom home, built just seven years ago and still covered by NHBC warranty, is situated in a highly desirable area. The property offers contemporary open-plan living, a cloakroom, two well-proportioned bedrooms, and a modern bathroom. Outside, you'll find an enclosed rear garden and two allocated parking spaces. A double-glazed front door opens into the entrance hall, complete with radiator. The impressive open-plan lounge/kitchen enjoys dual-aspect double-glazed windows, a door leading to the rear garden, and a well-appointed fitted kitchen featuring matching base and eye-level units, work surfaces, and spaces for a fridge/freezer, washing machine, and dishwasher. Additional highlights include a built-in oven with gas hob and extractor hood, spotlights, a radiator, and stairs to the first floor. A conveniently located cloakroom provides a low-level WC and wash hand basin. Upstairs, the landing includes a radiator and access to the airing cupboard. Both bedrooms benefit from double-glazed windows and radiators, with the master bedroom further enhanced by a generous integrated storage cupboard. The contemporary shower room offers a double walk-in shower, low-level WC, pedestal wash hand basin, and double-glazed window.





Ground Floor



First Floor

Entrance Hall

Open Plan Lounge/Kitchen

16' 5" x 16' 4" (5.00m x 4.98m)

WC

Landing

Master Bedroom

12' 8" x 8' 5" (3.86m x 2.57m)

Bedroom Two

Shower Room

7' 10" x 6' 9" (2.39m x 2.06m)

Total floor area 50.4 m² (542 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

Aqua Drive, Hampton Water Peterborough

- Semi-Detached home
- Open Plan Living
- Two Bedrooms
- Popular Hampton Water Location
- Off Road Parking
- Easy Access To A1
- Close Link To All The Local Schools And Amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104657



Property Ref:
FLE104657 - 0003

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.



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