

property details **approval form**

34 Wilton Avenue, Hampton Gardens, Peterborough, Cambridgeshire, England, PE7 8RU

Date: 20 March 2026

Property Ref and Version: YXZ109564 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7

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>> **price**

offers in excess of £220,000

Tenure: Freehold

>> **key features**

- > Entrance Hall, Downstairs WC
- > Lounge & Kitchen/Diner
- > Two Double Bedrooms
- > Bathroom
- > Garden & Driveway
- > Popular Development
- > Close To Amenities
- > 6 Years Left NHBC Warranty
- > EPC Rating: Awaiting

>> **short description**

A modern, well-presented semi detached home with a short onwards chain comprising of; entrance hall, downstairs wc, lounge, kitchen/diner, two bedrooms, bathroom, rear garden & a driveway suitable for two vehicles to park side-by-side. Early viewings are recommended on this home!

>> **long description**

A well-presented semi detached home located in a quiet cul de sac within the popular and modern Hampton Gardens development in Peterborough, and offered for sale with a short onwards chain. This property, in our opinion, could make a great first home, and includes benefits such as a downstairs wc, kitchen/diner, two double bedrooms, and a driveway for two vehicles to park side-by-side. This home must be viewed to appreciate and early viewings are recommended!

Hampton Gardens is a popular modern development within Peterborough as is well known for the local schools, as well as being closely situated to great amenities such as gyms, restaurants, and the Serpentine Green Shopping Centre. It is also convenient for transport links, with regular public transport into the city centre, as well as being just minutes away from the A1.

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Radiator, stairs to the first floor.

Downstairs Wc

Frosted window to the front, radiator, hand wash basin, close coupled toilet.

Lounge

9' 2" MAX x 15' 6" MAX (2.79m MAX x 4.72m MAX)

Window to the front, radiator, understairs storage cupboard.

Kitchen / Diner

8' 2" x 12' 8" (2.49m x 3.86m)

French doors & window to the rear, radiator. Sink drainer set into work surface, further work surfaces with cupboards and drawers below with a range of wall mounted storage cupboards. Fitted electric oven with an electric hob & cooker hood. Integrated slim line dishwasher, washing machine & fridge/freezer. Wall mounted gas boiler in matching cupboard.

First Floor Landing

Doors to both bedrooms & bathroom.

Bedroom 1

9' 4" x 12' 8" (2.84m x 3.86m)

Two windows to the front, radiator, overstairs storage cupboard, loft access.

Bedroom 2

8' 2" x 12' 8" (2.49m x 3.86m)

Window to the rear, radiator.

Bathroom

Frosted window to the side, heated towel rail, panel bath with shower & screen, hand wash basin, close coupled toilet.

Outside The Property

To the front of the property, there is a driveway suitable for two vehicles to park side-by-side. The rear garden is laid to lawn, with two patio areas, and some gravel. It is fully enclosed by fencing, with a side gate leading back to the front of the property.

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>> **property images**



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>> **floor plan**

>> **approval**

	Signature	Date
Ryan Double		
Miss P.K. Walsh		

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