



Aqua Drive, Hampton Water Peterborough PE7 8QL

welcome to

Aqua Drive, Hampton Water Peterborough

A well presented and modern family home with solar panels which is located on the sought after development of Hampton Water. This home offers accommodation arranged over three floors and includes benefits such as an ensuite to the master bedroom, jack & jill ensuite to the upper floor, and ample parking leading to the garage. This home must be viewed to fully appreciate! The Hampton Water development is a well regarded estate within the Peterborough area and has popular amenities nearby such as restaurants, schools, leisure centres and the Serpentine Green shopping centre. The estate started construction approximately six years ago and still has new properties being developed as of today. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

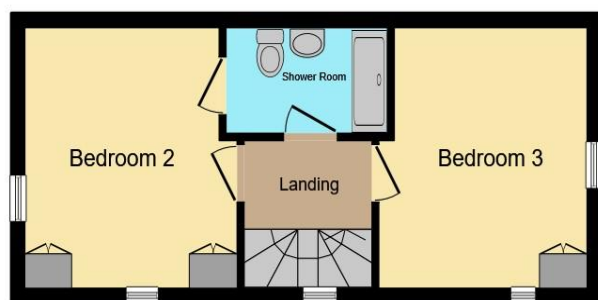




Ground Floor



First Floor



Second Floor

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Entrance Hall

Downstairs Wc

Lounge

10' 2" EXCLUDING BAY x 16' 2" (3.10m
EXCLUDING BAY x 4.93m)

Kitchen / Diner

10' 4" x 16' 1" (3.15m x 4.90m)

First Floor Landing

Bedroom 1

10' 4" x 10' 11" (3.15m x 3.33m)

Ensuite

Bedroom 2

9' 5" x 10' 4" (2.87m x 3.15m)

Family Bathroom

2nd Floor Landing

Bedroom 3

11' 6" x 9' 7" PLUS RECESS (3.51m x 2.92m
PLUS RECESS)

Bedroom 4

10' 4" x 11' 9" PLUS RECESS (3.15m x
3.58m PLUS RECESS)

Jack & Jill Ensuite

Outside The Property

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.focalagent.com

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Aqua Drive, Hampton Water Peterborough

- Kitchen/Diner, Lounge
- Four Bedrooms
- 3 Bathrooms & Downstairs WC
- Garage & Driveway
- Private Garden
- Solar Panels
- Popular Estate
- 4 Years NHBC Warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109180



Property Ref:
YXZ109180 - 0007

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 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk