



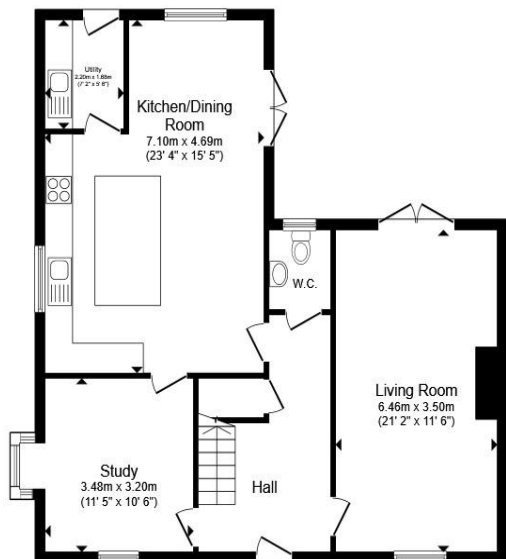
Oliver Road, Hampton Vale Peterborough PE7 8NG

welcome to

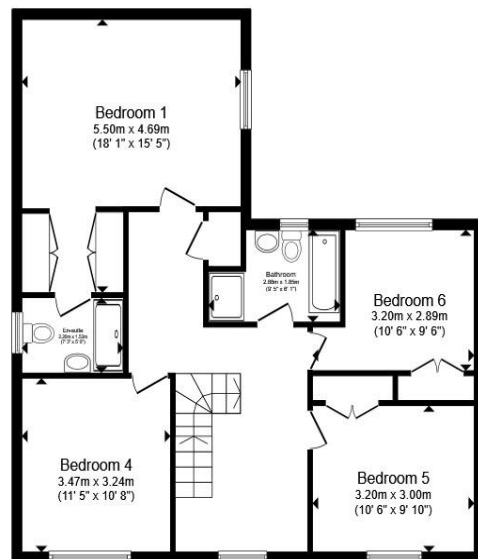
Oliver Road, Hampton Vale Peterborough

A well-presented and deceptively spacious detached family home set across three levels in a quiet location on this popular development within Peterborough. This home has been well maintained and includes benefits such as an open plan kitchen/diner with a central island, as well as two reception rooms, three bathrooms and a double garage. This home, in our opinion, could make a great large family home and is offered with the convenience of no onwards chain! Hampton Vale is a popular location towards the South of Peterborough which is closely located to great schools and amenities, including gyms, restaurants, and the Serpentine Green Shopping Centre. The property is conveniently located just minutes from the A1 motorway for easy travel, with Peterborough Train Station a short journey away for commuters to London. In addition, there are regular public transport bus services nearby, providing excellent local connectivity. Please note that the AML fee covers 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.

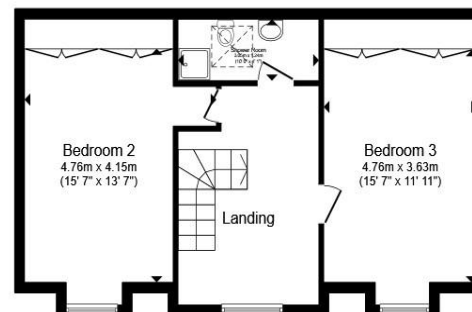




Ground Floor



First Floor



Second Floor

Total floor area 221.9 m² (2,389 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



- Entrance Hall
- Downstairs Wc
- Lounge
- Dining Room / Study
- Kitchen / Diner
- Utility Room
- First Floor Landing
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Second Floor Landing
- Bedroom 5
- Bedroom 6
- Top Floor Bathroom
- Outside The Property

welcome to

Oliver Road, Hampton Vale Peterborough

- No Onward Chain
- Kitchen/Diner With Central Island
- Study/Dining Room & Lounge
- 6 Bedrooms
- Ensuite & Two Bathrooms
- Double Garage & Driveway With Private Gates
- Popular Location Close To Great Schools & Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109518



Property Ref:
YXZ109518 - 0005

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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