



Jones Hill, Hampton Heights Peterborough PE7 8SN

welcome to

Jones Hill, Hampton Heights Peterborough

- OPEN HOUSE 27TH SEPTEMBER 11 AM
- THREE BEDROOMS
- En-SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING
- SOLD WITH NO CHAIN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£260,000

SOLD WITH NO CHAIN

William H Brown is pleased to offer this located in the sought-after Hampton Heights development; this well-presented home enjoys a fantastic position close to the nature reserve, scenic lakeside walks, local schools, Serpentine Green Shopping Centre, and excellent transport links.

The accommodation includes an entrance hall, cloakroom, modern kitchen/diner, and a comfortable lounge. Upstairs, the principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are ideal for family members, guests, or a home office. A family bathroom serves the first floor.

Outside, the property features an enclosed rear garden with a lawn and paved patio area, perfect for relaxing or entertaining. A private driveway to the side provides off-road parking for several vehicles.

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.

Entrance Hall

Kitchen Diner

16' 3" x 7' 9" (4.95m x 2.36m)

Lounge

15' 1" x 11' (4.60m x 3.35m)

Wc

Landing

Master Bedroom

10' 11" x 10' (3.33m x 3.05m)

En-Suite

Bedroom Two

10' 5" x 7' 9" (3.17m x 2.36m)

Bedroom Three

7' 1" x 6' 11" (2.16m x 2.11m)

Family Bathroom

view this property online williamhbrown.co.uk/Property/FLE105210



Property Ref:

FLE105210 - 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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