



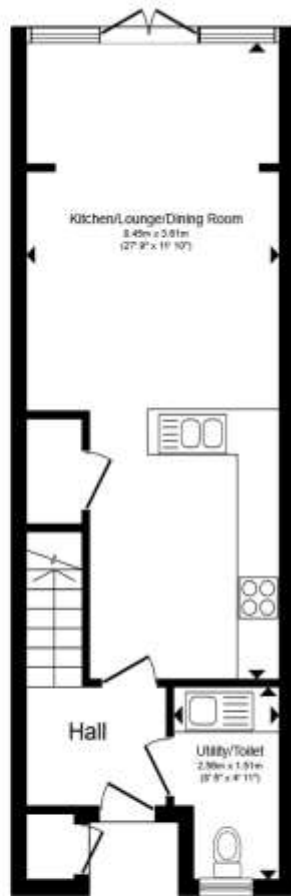
Lady Charlotte Road, Hampton Hargate Peterborough PE7 8AE

welcome to

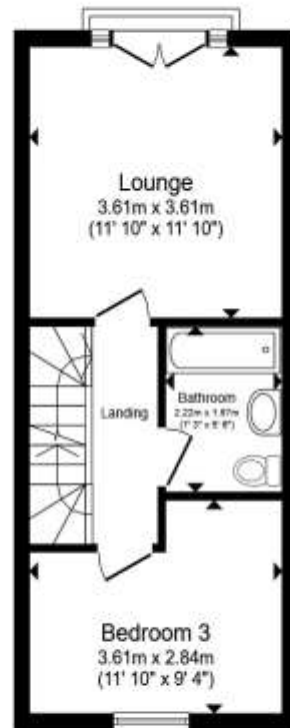
Lady Charlotte Road, Hampton Hargate Peterborough

William H Brown is delighted to present this "Beautifully presented three/four bedroom townhouse offering over 1,100 sq ft of flexible accommodation across three floors, including an impressive 27ft open plan kitchen/dining/family space and a versatile first floor lounge which could also serve as a fourth bedroom, home office or playroom." built by Stamford Homes. The property offers spacious and versatile accommodation throughout. The ground floor features a welcoming entrance hall, a cloakroom/utility room, and a modern open-plan kitchen and dining area that leads through to a bright conservatory with access to the rear garden. The first floor provides a generous lounge, a third bedroom, and a family bathroom. On the second floor, you will find the master bedroom with an en-suite shower room, along with an additional double bedroom, offering ideal space for families or those needing a home office. Outside, the property enjoys attractive front and rear gardens, as well as a single garage and private driveway.

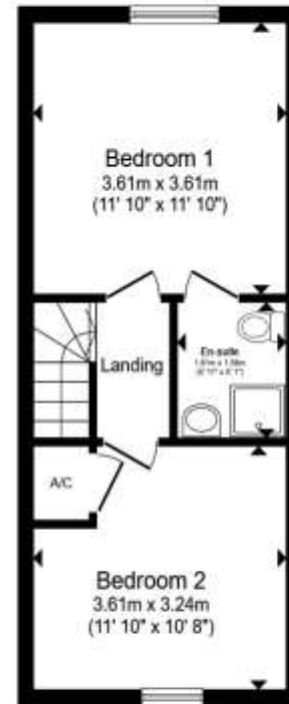




Ground Floor



First Floor



Second Floor

- Entrance Hall**
- Open Plan Kitchen/Diner**
- Wc**
- Landing**
- Lounge/Bedroom Four**
- Bedroom Three**
- Family Bathroom**
- Landing**
- Bedroom Two**
- Master Bedroom**
- En-Suite**

Total floor area 102.4 m² (1,102 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

Lady Charlotte Road, Hampton Hargate Peterborough

- TOWN HOUSE
- THREE / FOUR BEDROOMS AND EN-SUITE
- LARGE 27FT OPEN PLAN KITCHEN/DINING/FAMILY SPACE
- SEPARATE FIRST FLOOR LOUNGE/FOURTH BEDROOM/HOME OFFICE POTENTIAL
- GARAGE AND DRIVE
- CLOSE LINK TO ALL THE LOCAL SCHOOLS AND AMENITIES
- OVER 1,100 SQ FT OF ACCOMMODATION
- IDEAL FAMILY OR WORK FROM HOME LAYOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£265,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FLE104897](https://www.williamhbrown.co.uk/Property/FLE104897)



Property Ref:
FLE104897 - 0006

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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