



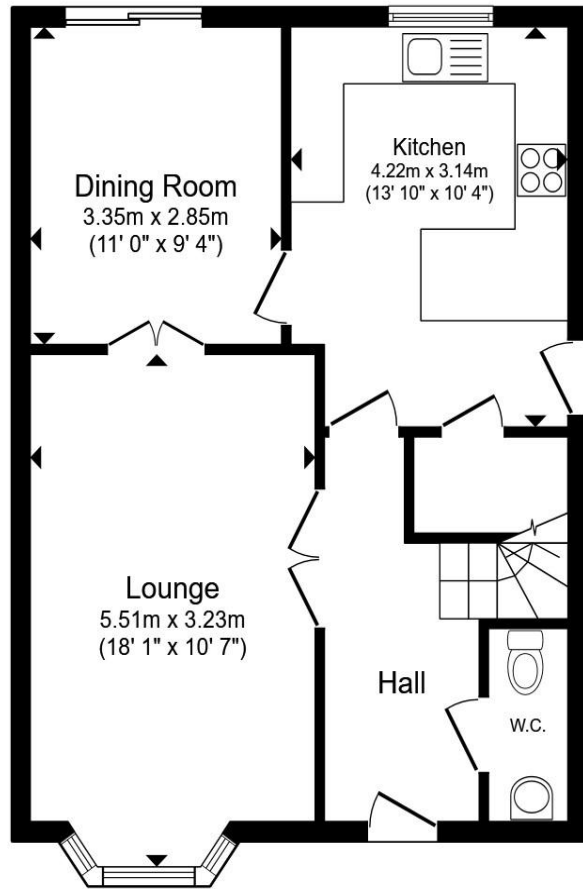
**Eagle Way, Hampton Vale Peterborough PE7 8EL**

**welcome to**

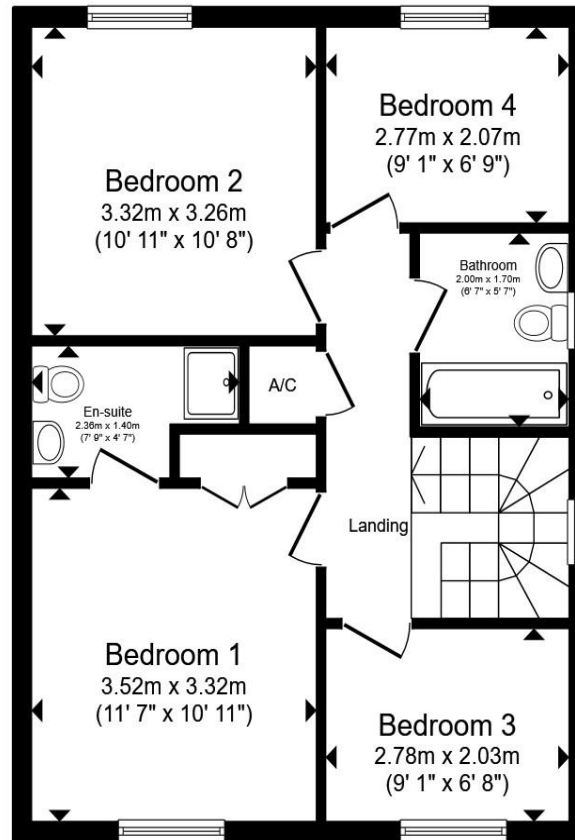
## **Eagle Way, Hampton Vale Peterborough**

**\*\*\*SOLD WITH NO CHAIN\*\*** William H Brown is delighted to present this beautifully updated four-bedroom detached family home, situated in the highly sought-after Hampton area of Peterborough. Immaculately presented and ready to move into, the property briefly comprises an inviting entrance hall, a spacious lounge, a dining room, and a modern fitted kitchen complete with integrated appliances and an instant hot water tap. A convenient downstairs WC completes the ground floor. Upstairs offers four well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, along with a contemporary family bathroom. Externally, the property benefits from an attractive front garden and a recently landscaped, private rear garden—perfect for relaxing or entertaining. There is also a garage and driveway providing ample off-road parking. Ideally located within walking distance of local schools and amenities, and offering excellent access to the A1 and major transport links, this home is perfect for families. ?? Don't miss out—contact William H Brown today on 01733 896598





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge**
- Dining Room**
- Kitchen**
- Wc**
- Bedroom One**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- Family Bathroom**

Total floor area 102.8 m<sup>2</sup> (1,106 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](http://www.propertybox.io)



welcome to

## Eagle Way, Hampton Vale Peterborough

- SOLD WITH NO CHAIN
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- EN-SUITE TO THE MASTER
- MODERN AND READY TO MOVE IN
- GARAGE AND DRIVE
- LANDSCAPED GARDEN

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FLE105068](https://www.williamhbrown.co.uk/Property/FLE105068)



Property Ref:  
FLE105068 - 0002

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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