



## Stanton Square, Peterborough, PE7

**£260,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

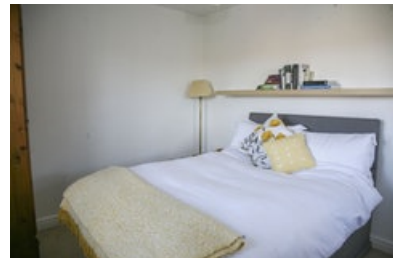
Guide Price £260,000-£270,000 Well presented 4 bedroom semi-detached house in Hampton Hargate. This family home has a 27ft open plan kitchen/dinning room and is close to the local shops, schools and other amenities. Ground Floor Entrance Hall Front door opening into the hallway

## Key features:

- 4 Bedroom Semi-Detached Home in the popular area of Hampton Hargate
- Ideal Family Home with 27ft Open Plan Kitchen/Dining Area
- En-Suite Shower Room
- Utility Room and Study
- Lounge overlooking Stanton Square Green
- South Facing Low Maintenance Rear Garden with Pond and Pergola
- Garage and Driveway

## Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band D (£160.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



### Guide Price £260,000-£270,000

Well presented 4 bedroom semi-detached house in Hampton Hargate. This family home has a 27ft open plan kitchen/dinning room and is close to the local shops, schools and other amenities.

### Ground Floor

#### Entrance Hall

Front door opening into the hallway, wall mounted radiator, wood laminate flooring, smoke detector, stairs to first floor landing, door to:

#### Cloakroom

Fitted with 2-piece suite comprising of a pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, wooden laminate flooring

wooden laminate flooring,

#### **Kitchen/Dining Room 27'.10"x 11'9" (8.48m x 3.58m) max**

Fitted with matching wall units, base units and breakfast bar. 1+1/2 bowl stainless steel sink and drainer, with mixer tap and tiled splashbacks. Integrated slimline dishwasher and fridge and space for fridge/freezer. Built-in electric fan oven with gas hob and extractor hood over, built in microwave. UPVC double glazed window to front, side and rear, wooden laminate flooring, two double radiators, tv point, ceiling spotlights, door to:

#### **Utility 7'0" x 7'0" (2.13m x 2.13m)**

Fitted with a matching range of worktop space over stainless steel sink unit, plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear, radiator, door to garden, door to integral garage with door to:

#### **Study 10'6" x 8'2" (3.20m x 2.49m)**

UPVC double glazed window to rear, wooden laminate flooring, tv point, door to garden and door to garage.

#### **First floor Landing**

#### **Lounge 12'8" x 11'9" (3.86m x 3.57m)**

Lounge with UPVC double glazed double door to juliet balcony overlooking the green. Double radiator, telephone point, TV point. UPVC double glazed window to side.

#### **Master bedroom 12'9' x 9'6' (3.89m x 2.90m) excluding built in wardrobes**

Triple fitted wardrobes both with shelf and hanging rail. UPVC double glazed window to rear, radiator, fitted carpet, telephone point, TV point and door to en-suite

#### **En-suite Shower Room**

Fitted three-piece suite comprising refitted corner shower cubicle, pedestal wash hand basin and low level WC with fully ceramic tiled walls, shaver point, extractor fan, radiator and UPVC obscure double glazed window to rear. Recently refitted vinyl flooring.

#### **Second Floor Landing**

#### **Bedroom Two 10'1' x 8'2' (3.07m x 2.49m) excluding built in double wardrobes**

Double built in wardrobes with shelf and hanging rail. UPVC double glazed window to rear, radiator, tv point, telephone point

#### **Bedroom Three 9'7' x 11'8' (2.91m x 3.56m)**

UPVC double glazed window to front and side, Radiator, tv point, telephone point

#### **Bedroom Four 7'2 x 8'4' (2.18m x 2.54m)**

UPVC double glazed window to rear, radiator.tv point, telephone point

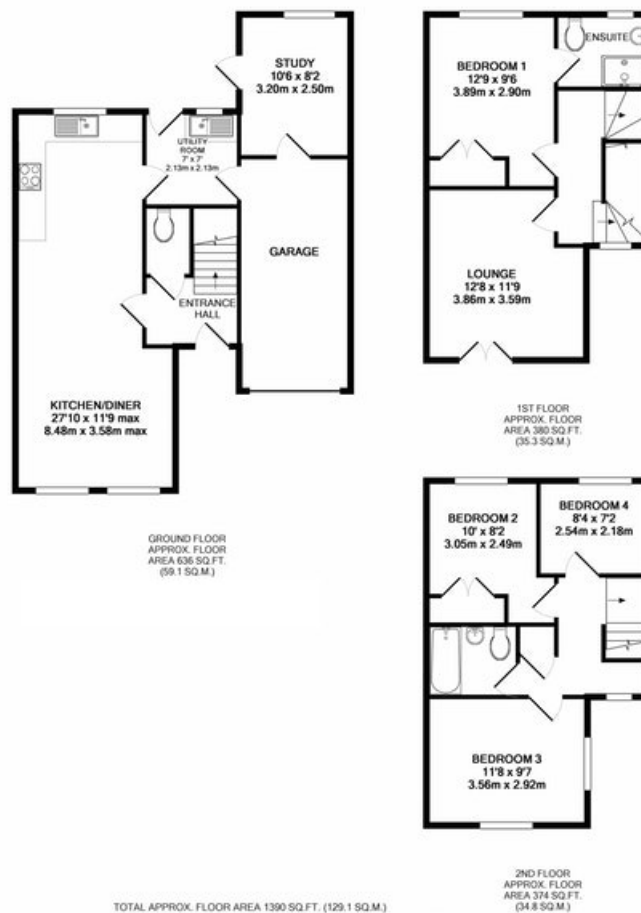
#### **Family Bathroom**

Fitted with three-piece suite comprising of deep panelled bath with shower over and glass screen, pedestal hand basin, low level WC, extractor fan, shaver point and radiator. Fully tiled walls and recently refitted vinyl flooring.

## Outside

Driveway to the front of the property providing off road parking leading to an integral garage with power and light connected, metal up and over door. The south facing rear garden is not directly overlooked and is mainly laid to gravel, with a patio area, pond, pergola, enclosed by timber fencing, outside cold-water tap, outside lighting and security camera.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**23, Stanton Square, Hampton Hargate, PETERBOROUGH, PE7 8BB**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8897-3483-2029-8827-0943
<b>Date of assessment:</b> 28 November 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 November 2014	<b>Total floor area:</b> 128 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,853</b>
<b>Over 3 years you could save</b>	<b>£ 108</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: auto;">                     You could save £ 108 over 3 years                 </div>
Heating	£ 2,289 over 3 years	£ 2,181 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 2,853</b>	<b>£ 2,745</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #27ae60; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #27ae60; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #f1c40f; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f1c40f; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #e67e22; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e67e22; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">71</td><td style="text-align: center;">73</td></tr> </table>	Current	Potential	71	73	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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71	73												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 108
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 783

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**MISREPRESENTATION ACT, 1967.**

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