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sales & lettings

Vancouver Way, Hempsted, PE2 9FH
£260,000

Vancouver Way, Hempsted, PE2 9FH | Freehold **SSTC**

This stunning three bed semi-detached home in Hempsted offers a comfortable and spacious living experience for families and professionals alike. The property features three well-proportioned bedrooms, all of which are located on the first floor, ensuring privacy and peace and quiet. The family bathroom is also located on this level, providing convenience and practicality.

The ground floor of the property boasts a large lounge, perfect for relaxing and unwinding after a long day. The lounge leads onto the rear garden, which is a fantastic size and provides a wonderful outdoor space for entertaining and enjoying the fresh air. The garden is also not overlooked, ensuring privacy and tranquility.

The kitchen is modern and well-equipped, offering ample space for meal preparation and storage. There is also a convenient downstairs WC, providing an additional level of comfort and practicality.

The property benefits from parking for two vehicles, making it ideal for families with multiple cars or those who entertain guests regularly. The location of the property is also excellent, being just a five minute drive from Peterborough city centre. This offers easy access to a wide range of amenities, including shops, restaurants, and entertainment options.

Overall, this three bed semi-detached home in Hempsted offers the perfect combination of comfort, convenience, and practicality, making it an ideal choice for families and professionals looking for a comfortable and spacious living space.

Council Tax Band: B

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92-100) A | | 96 |
| B (81-91) | | |
| C (69-80) | 83 | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.