



## Rosewood Way

, Hampton Gardens, Peterborough, PE7 8QZ

### Rental £1,350 pcm

3 bedroom Semi Detached House available Now

7 Tabor Court, Hampton Centre, Peterborough, PE7 8GF  
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**07912 122789**

#### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.15 - 17.00; Thurs 09.15 - 17.00  
Fri 09.15 - 17.00; Sat 10.00 - 13.00; Sun Closed

- \* Unfurnished
- \* The Jack and Jill bathroom
- \* The open plan kitchen and dining area

#### \* We Love Situation

Tortoise Property are delighted to offer this well presented three bedroom town house in the popular location of Rosewood Way, Hampton Gardens. \*\*Please call for either a viewing or virtual tour of this property.\*\* The ground floor of the property has a hallway, lounge, kitchen / diner, utility room and a downstairs WC. The first floor has four bedrooms with an en-suite to the main bedroom and a family bathroom. The property has an integrated garage and parking for two cars as well as a lawned gardens to the front and rear. The Hampton Gardens Academy is only a 7 minute walk. Tesco in Serpentine Green can be reached by car in 5 minutes. The CSK Church is a 18 minutes walk and for the buyers looking to stay fit the Vivacity Premier gym can be reached on foot in 12 minutes and when it rains in the car in 4 minutes. The train / bus station in the city centre can be reached in 12 minutes by car and 39 minutes using the local bus service. The A1 Junction 17 can be reached by car in 11 minutes and the surrounding parkways give access to the A47 both east and west. We love Hampton, not only because we are based in this thriving community ourselves, but because of the lifestyle you can enjoy here. Great homes, close to nature and superb facilities make this one of our favourite places to live and work. Council Tax D Contact us on 01733 592020 to experience our local expertise as estate agents in Hampton Peterborough

- \* We think you will like
- \* The three double sized bedrooms
- \* The french doors from the dining area

#### \* The green space to the front of the Accommodation

#### Cloakroom (Ground Floor)

2.37m ( 7'10" ) x 0.92m ( 3'1" )

The cloakroom has brilliant white walls with an ash coloured laminate floor. The room has a white hand basin and WC.

#### Dining area (Ground Floor)

4.67m ( 15'4" ) x 4.37m ( 14'5" )

The open plan dining area has bright white walls with an ash coloured laminate floor. The room has French doors opening into the garden and a window to the rear of the property. Th...

#### Front (Ground Floor)

The front garden is laid to lawn with a path leading to the front door

#### Garage and Parking (Ground Floor)

The property has a single garage with an up and over door. The garage has power for lighting and electrical equipment.

- \* The Jack and Jill shower room
- \* the opportunity to live in a brand new house
- \* The Juliette balcony in the lounge
- \* That children can walk to the local Garden (Ground Floor)

The garden is mainly laid to lawn with a path along the back of the house to the garden gate.

#### Hallway (Ground Floor)

3.46m ( 11'5" ) x 1.16m ( 3'10" )

The hallway has brilliant white walls with an ash coloured laminate floor. The hallway leads to the open plan kitchen / diner, cloakroom and the stairs to the first floor landing

#### Kitchen area (Ground Floor)

3.35m ( 11'0" ) x 2.10m ( 6'11" )

The open plan kitchen area has bright white walls and an ash coloured laminate floor. The room has a window to the front of the property above the double bowled stainless steel sin...

#### Bedroom 3 (First Floor)

2.58m ( 8'6" ) x 4.36m ( 14'4" )

Bedroom three has brilliant white walls with a steel grey carpet and a window to the rear of the property. The room also has a built in cupboard and access to the Jack and Jill bat...

#### Jack and Jill bathroom (First Floor)

1.90m ( 6'3" ) x 2.24m ( 7'5" )

The bathroom has brilliant white walls with a brown contoured ceramic tiled splash back around the bath. The bath also has an electric shower and glass shower screen. The room has ...

#### Lounge (First Floor)

3.53m ( 11'7" ) x 4.37m ( 14'5" )

The lounge has brilliant white walls and a steel grey coloured. The room has French doors opening onto a Juliette balcony.

#### Bedroom 2 (Second Floor)

2.66m ( 8'9" ) x 4.37m ( 14'5" )

Bedroom two has brilliant white walls and a steel grey carpet with a window to the rear of the property. The room has a built in wardrobe and access to the Jack and Jill shower roo...

#### Jack and Jill en-suite (Second Floor)

2.33m ( 7'8" ) x 2.23m ( 7'4" )

The Jack and Jill shower room has brilliant white walls with a stone effect  
Creation Date: 02/05/2025

Property Ref: inst-1251

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Tortoise Property Ltd, 2025. Tortoise Property Ltd Registered in England No. 5950954