



## Aqua Drive

Peterborough, PE7 8QN

Well proportioned 2 bedroom semi-detached house in a tucked away location on the popular Hampton Water development. Built by Barratt Homes this 2 bed would be perfect for tenants needing to be close to shops, schools and the nearby transport links.

£1,100 PCM

# Aqua Drive

Peterborough, PE7 8QN



- 2 Bed Semi Detached House
- Discrete Tucked Away Location
- Close to Many Amenities
- 2 Allocated Parking Spaces
- Open-Plan Living
- Shower Room
- Rear Garden
- EPC Rating B
- Please see Key Facts for Tenants for Material Information Disclosures

Entrance

Open Plan Kitchen/Dining/Living Room

16'4 x 16'2 max (4.98m x 4.93m max)

Cloakroom

First Floor Landing

Bedroom 1

12'8 x 8'6 (3.86m x 2.59m)

Bedroom 2

7'10 x 6'10 (2.39m x 2.08m)

Shower Room

Enclosed Rear Garden

Off Street Parking to Front



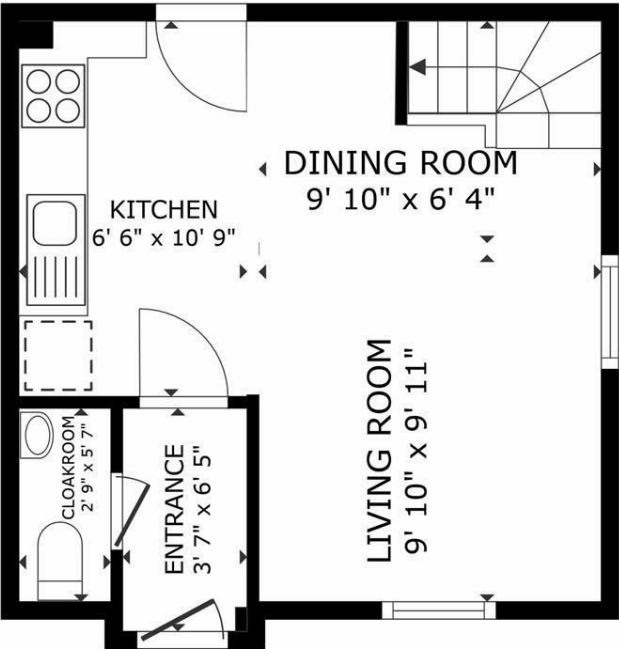
Directions

Please use the following postcode for Sat Nav guidance - PE7 8QN

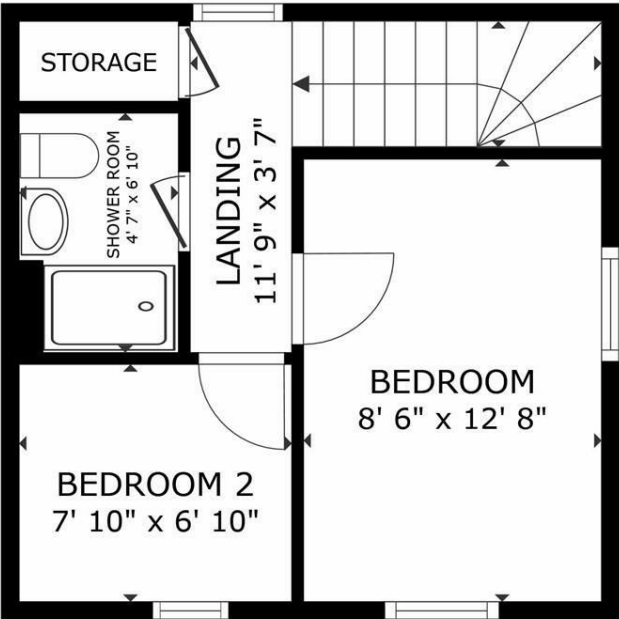




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 279 sq.ft. FLOOR 2 277 sq.ft.  
TOTAL : 556 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>82</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC