

Property details **approval form**

23 Magistrates Road, Hampton Vale, Peterborough, Cambridgeshire, England, PE7 8EQ

Date: 16 May 2024

Property Ref and Version: HAM203140 - 0007

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 4. Room Description |
| 2. Key Features | 5. Property Images |
| 3. Short Description | 6. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

50 Hargate Way, Hampton Hargate, Peterborough, Cambridgeshire, PE7 8DS

T 01733 346111 **E** hampton@sharmanquinney.co.uk

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◆ Price

offers in the region of £115,000

Tenure: Leasehold

◆ Key Features

- No Onward Chain!
- Ground Floor Flat
- 2 Bedrooms
- En-Suite to Bedroom 1
- Separate Kitchen & Lounge
- Allocated Parking Space
- Close to Local Shops & Amenities
- * Mortgage Advice Available in Branch *
- EPC Rating: D

◆ Short Description

This well-presented two bedroom ground floor leasehold apartment is ideal if you are thinking of downsizing. Located in Hampton Vale, it offers easy access to all of Hampton's amenities.

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◆ Description

This two bedroom leasehold apartment offers spacious accommodation throughout. The property comprises, communal entrance, main entrance hallway, lounge, kitchen, main bedroom with en-suite, bedroom 2 and bathroom. Outside there is an allocated parking space for one vehicle

Communal Hallway

Door to Entrance Hall

Lounge

4.27m x 3.38m (14' x 11'01")

Kitchen

2.79m x 2.06m (9'02" x 6'09")

Main Bedroom

3.35m x 3.38m (11' x 11'01")

En-suite

Comprising a tiled shower cubicle, pedestal wash hand basin, close coupled WC, shaver point, heated towel rail, double glazed window to front.

Bedroom 2

3.48m x 2.06m (11'05" x 6'09")

Bathroom

Comprising a bath with shower attachment close coupled WC pedestal wash hand basin, heated towel rail shaver point double glazed window to rear aspect.

Outside there is an allocated parking space for one vehicle.

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◆ Property Images



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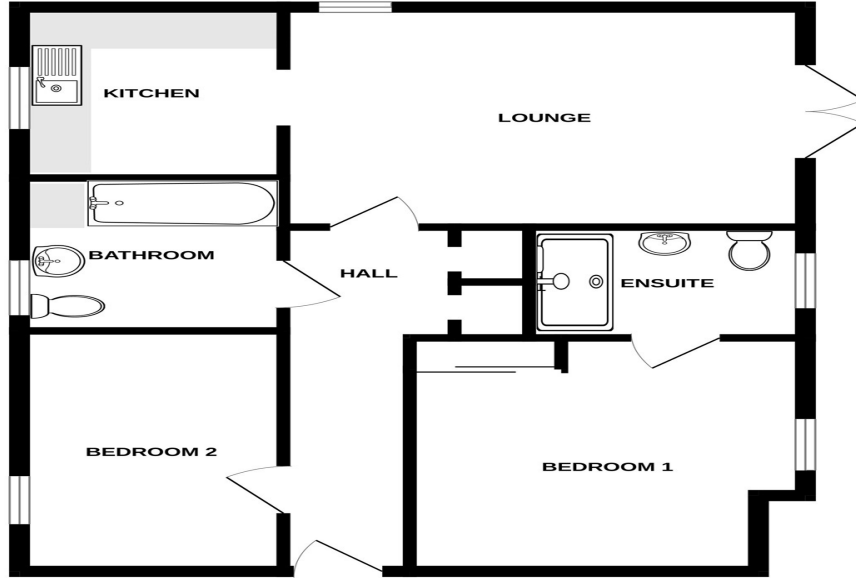
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◆ Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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◆ Approval

	Signature	Date
Andrew Sharman		
Mrs B & Mr K Wallace		

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