



West Lake Avenue, Hampton Vale, Peterborough
Offers in Excess of £260,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Chain
- End-Terraced House
- Four Bedrooms
- Three Storey Living
- Extended Lounge/Dining Room

This four bedroom extended end terrace house set over three floors offers contemporary and spacious accommodation throughout set over three floors the accommodation includes, entrance hallway, downstairs cloakroom, kitchen, extended lounge dining room. On the first floor are bedrooms 2 and 3 with family bathroom. On the second floor you will find the main bedroom with en-suite shower room and bedroom 4. Outside there are front and rear gardens with shared driveway access leading to the single garage en- bloc to the rear.

Entrance hall

Downstairs cloakroom

Comprising a two piece suite with wash hand basin, close coupled WC and radiator.



Kitchen

3.30m excluding bay x 2.46m (10.10 excluding bay x 8.01)

Extended lounge/ dining room

7.37m x 4.72m max narrows to 3.48m (24'02" x 15'06" max narrows to 11'05")

First floor landing

Bedroom 2

4.72m x 2.67m (15'06" x 8'09")

Bedroom 3

4.70m x 2.67m max into recess (15'05" x 8'09" max into recess)

Bathroom

Comprising a bath with shower, pedestal wash hand basin, close coupled WC, shaver point, radiator and double glazed window to side aspect.

Stairs to second floor

Main bedroom

4.72m max x 4.3m max into recess (15'06" max x 14'05" max into recess) (restricted ceiling height)

En-suite

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





Ground Floor

First Floor

Second Floor

Bedroom 4

2.82m x 2.21m max (9'03" x 7'03" max)
(restricted ceiling height)

Outside the front garden has shrub beds the rear garden has artificial turf and a paved patio seating area, lean to, shared driveway leads to the rear of the property where the garage en bloc can be found which measures 5.69m x 2.54m (18'08" x 8'04") with power and lighting.

To view this property call Sharman Quinney on:
01733 346111

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Selling your property?

Contact us to arrange a **FREE** home valuation.

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