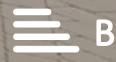




4 Graham Place
Hampton Heights PE7 8SX
£310,000



4 Graham Place

Hampton Heights PE7 8SX

With panoramic views over Hampton and with a nature reserve to the front this well presented semi detached house has easy access to Peterborough's orbital road system, the A1 trunk road is only a few minutes drive away as are the many amenities offered by the Hampton area including schools for all ages and Serpentine Green Shopping Centre.

The property comprises; Entrance Hall with a storage cupboard, stairs to the first floor Landing and a Cloakroom W.C. There is a comfortable size Lounge and Fitted Kitchen Diner which has access to the attractive rear Garden. The first floor Landing leads to a main Bedroom which has an Ensuite Shower Room. There are two further Bedrooms and a family Bathroom.

Outside are two allocated parking spaces, an enclosed front garden with access to the front door. The enclosed rear Garden is laid to lawn with attractive floral borders and a good size garden shed with power and light connected.

Viewing of this well presented property is strongly recommended.





Entrance Hall

Cloakroom W.C.

Lounge

18'7" x 10'7" (5.68m x 3.24m)

Bay window feature to the side.

Kitchen Diner

18'7" x 9'6" max (5.68m x 2.92m max)

French doors to the rear Garden

First Floor landing

Main Bedroom

13'3" x 10'10" max (4.06m x 3.32m max)

Ensuite Shower Room

Bedroom 2

9'10" x 9'7" (3.02m x 2.93m)

Built in wardrobes.

Bedroom 3

10'5" x 8'5" (3.20m x 2.57m)

Family Bathroom

Outside

To the front of the property are two allocated parking spaces and an enclosed front garden with access to the front door. The enclosed rear garden is laid mainly to lawn with a patio area, floral borders and a garden shed with power and light connected.



Floor Plan



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

