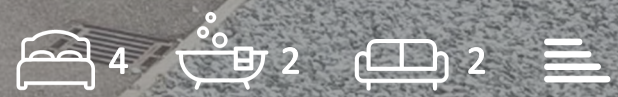




39 Fairhaven

Hampton Gardens PE7 8RF

Offers in the region of £375,000





## 39 Fairhaven

### Hampton Gardens PE7 8RF

Brilliantly presented detached house with converted garage on Fairhaven, Hampton Gardens.

This property comprises of;

Ground Floor- entrance hall, lounge with double doors to the kitchen/dining room, double doors to the garden, breakfast bar, understairs cupboard and door to the utility room and w/c. The garage has been tastefully converted to a family room.

First Floor- landing, four bedrooms, built in cupboard and en suite to bedroom one, family bathroom.

Outside- driveway to the front with additional gravel parking, side access. To the rear, and enclosed garden laid to artificial grass, patio and decking area.

This property is within easy reach of all Hampton has to offer and close to major transport links.

Tenure: Freehold  
Council Tax Band: D  
Service Charge: £355.00 Per Annum







## Ground Floor

### Entrance Hall

### Family Room

15'3" max x 8'2" max (4.66m max x 2.51m max)

### Lounge

15'10" max x 11'0" max (4.83m max x 3.36m max)



### Kitchen/Dining Room

18'4" x 10'0" (5.59m x 3.07m)

### Utility Room

### W/C

### First Floor

### Landing

### Bedroom One

14'4" max x 10'4" max (4.38m max x 3.15m max)

### En Suite

### Bedroom Two

12'2" x 9'3" (3.72m x 2.84m)

### Bedroom Three

9'6" x 9'3" (2.92m x 2.82m)

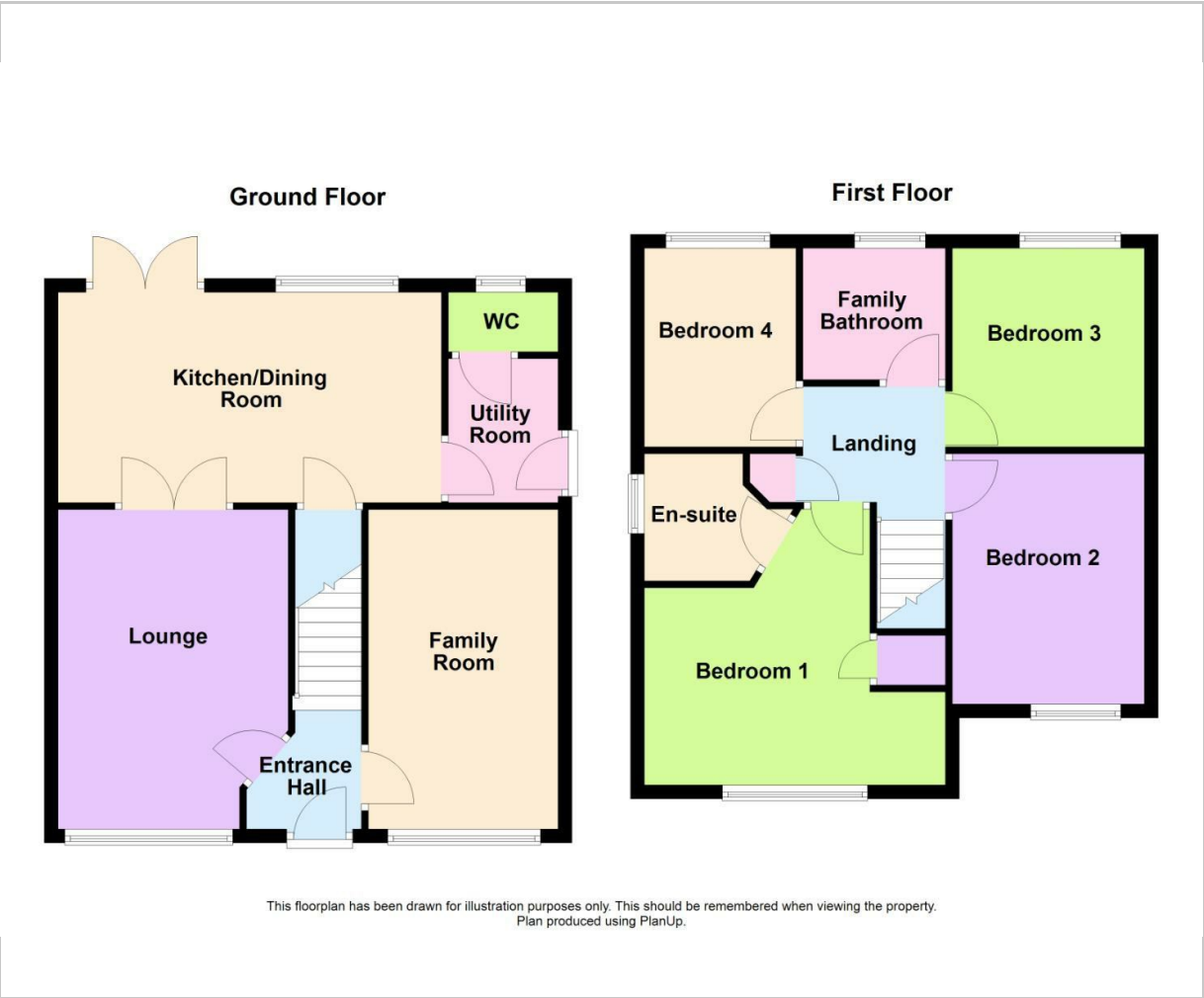
### Bedroom Four

9'6" x 7'2" (2.90m x 2.20m)

### Family Bathroom



Floor Plan



Viewing

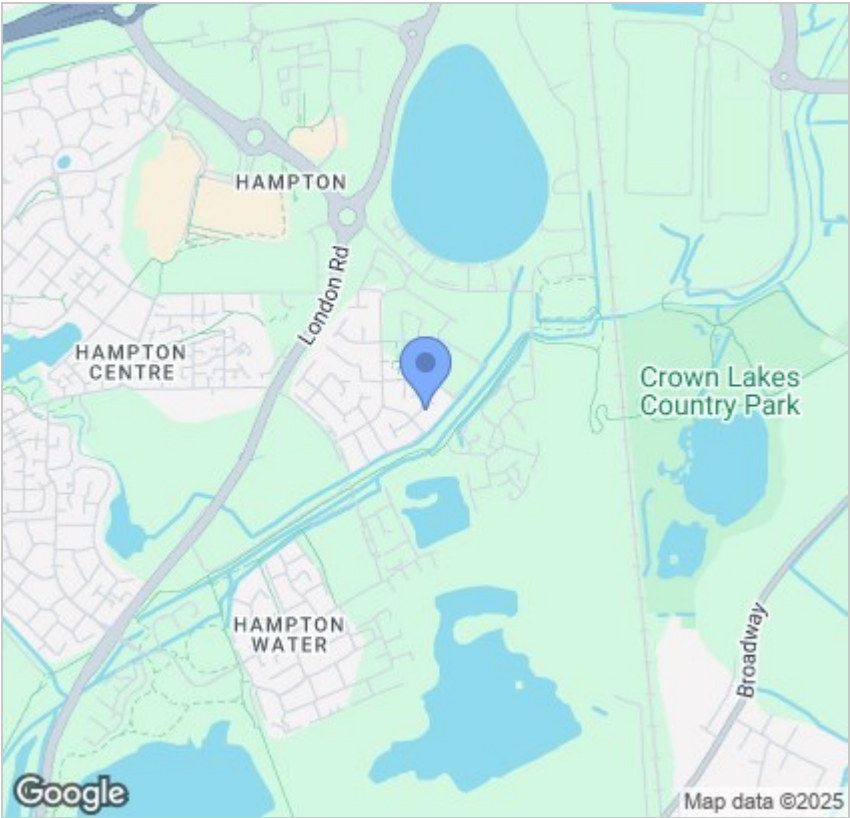
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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



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Area Map



Energy Efficiency Graph

