



48 Spring Avenue  
Hampton Vale PE7 8HW  
£1,400



## 48 Spring Avenue

### Hampton Vale PE7 8HW

A modern, mid- terrace townhouse presented over three floors, located in a sort after residential area with lake views. The property is well maintained and presented throughout, overlooking the lake.

This property comprises of:

Ground Floor: Entrance hall, lounge/diner with double doors to the garden, kitchen and cloakroom.

First floor: Sitting room with balcony, bedroom three and bathroom.

Second floor: Master bedroom with en-suite and bedroom two.

Outside - garden to the rear and secure gated area with single garage.

Offered with vacant possession and no forward chain.

This property is close to local amenities and also close to major transport links.

Tenure: Freehold  
Council Tax Band: D







Entrance Hall

Kitchen

14'5" x 6'9" min (4.41m x 2.08m min)

Lounge/Diner

15'2" x 12'7" max (4.64m x 3.86m max)

Downstairs Cloakroom

5'4" x 3'3" (1.65m x 1.00m)

First Floor



Landing

8'11" x 7'3" (2.74m x 2.22m)

Sitting Room

14'7" max x 14'7" max (4.46m max x 4.45m max)

Bedroom Three

12'7" x 7'5" (3.84m x 2.28m)

Bathroom

7'3" x 7'3" (2.23m x 2.22m)

Second Floor

Landing

8'10" x 7'3" (2.71m x 2.22m)

Bedroom One

14'6" x 10'8" (4.42m x 3.27m)

En-Suite

7'4" max x 6'2" max (2.26m max x 1.88m max)

Bedroom Two

15'2" x 8'0" (4.64m x 2.46m)





Floor Plan



Viewing

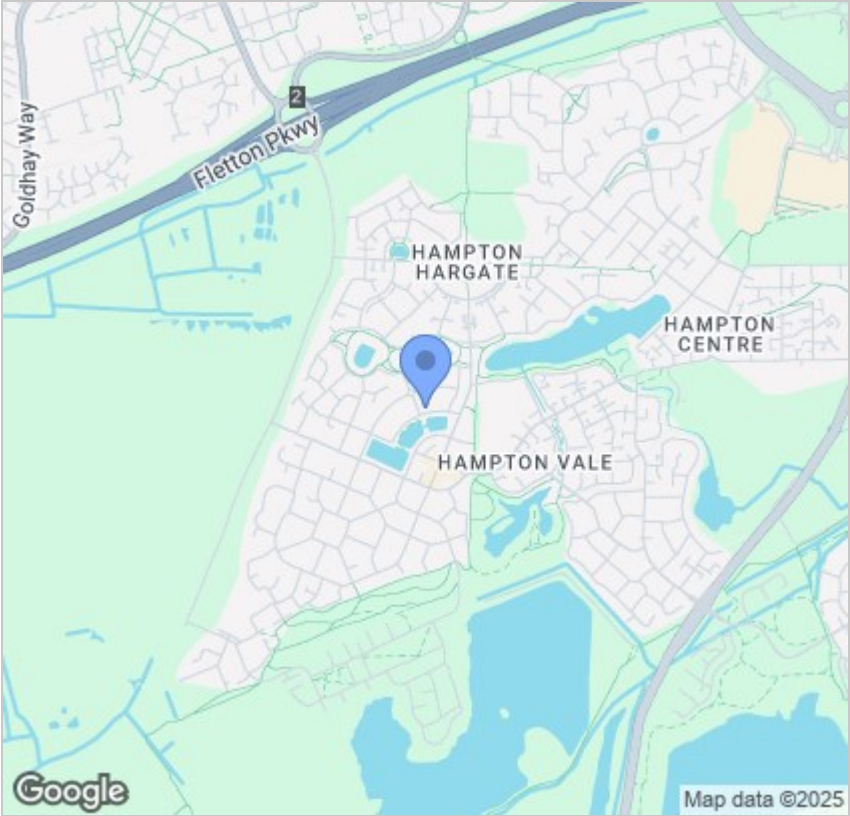
Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

