



**RE/MAX**  
Prime Estates



4 Hewitt Close, Hampton Heights, PE7 8ST

Guide price £230,000



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# 4 Hewitt Close

Hampton Heights, PE7 8ST

- Early viewing advised
- Recently Fully Decorated
- Beautiful Enclosed garden
- Easy Access to Local Amenities and Motorway routes
- Subject to Reserve Price
- Investment Opportunity
- Ample off road parking
- Well Fitted Kitchen with all Appliances
- For Sale by Modern Auction – T & C's apply
- Buyers fees apply

Welcome to an unparalleled investment opportunity in Peterborough! This exquisite 3-bedroom semi-detached house is not just a home; it's a gateway to lucrative returns for savvy investors like you. Boasting recent renovations and a guaranteed monthly Revenue of £1400, this property is the epitome of smart investing.

Nestled in a prime location, this meticulously decorated property will leave you captivated by the modern design and upscale finishes, ensuring maximum tenant satisfaction and minimal maintenance hassles.

The spacious living area welcomes you with warmth and elegance, providing the perfect setting for relaxation or socializing with friends and family. The adjacent kitchen is a chef's dream, featuring high-end appliances, ample storage, and a stylish breakfast bar where tenants can enjoy casual meals or morning coffee.

Outside, the property boasts a beautifully landscaped garden, perfect for outdoor entertaining or simply soaking up the sunshine. With a semi-detached layout, tenants can enjoy privacy and tranquility while still being part of a vibrant community.

Upstairs, three generously sized bedrooms await, each offering comfort and tranquility for tenants. The master bedroom is a true retreat, complete with an ensuite bathroom and ample closet space for added convenience. The remaining bedrooms are perfect for children, guests, or even a home office, providing flexibility to accommodate any lifestyle.

With such a steady stream of income, you can rest assured knowing that your investment is not only secure but also highly lucrative. Whether you're a seasoned investor looking to expand your portfolio or a newcomer seeking passive income opportunities, this property offers the perfect combination of stability and financial growth.

Don't miss out on this rare chance to secure your financial future in the thriving Peterborough real estate market. Contact us today to arrange a viewing and take the first step towards building wealth.



## Entrance Hall

Kitchen 9'10" x 14'2" (3.00m x 4.34m )

Lounge/Living Space 10'4" x 17'10" (3.17m x 5.46m)

## First Floor Landing

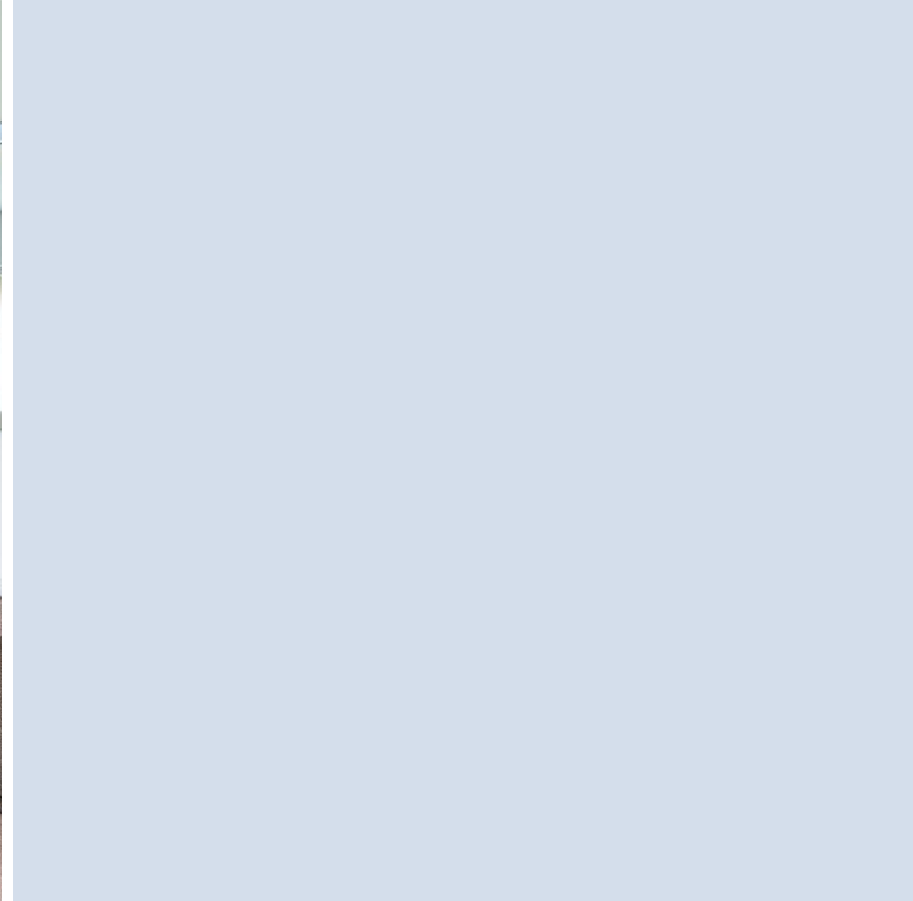
Master bedroom 11'1" x 10'4" (3.40m x 3.17m)

## En-suite

## Family Bathroom

Bedroom 2 9'6" x 10'7" ( 2.90m x 3.25m)

Bedroom 3 8'2" x 7'1" (2.51m x 2.16m)



## Directions

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always



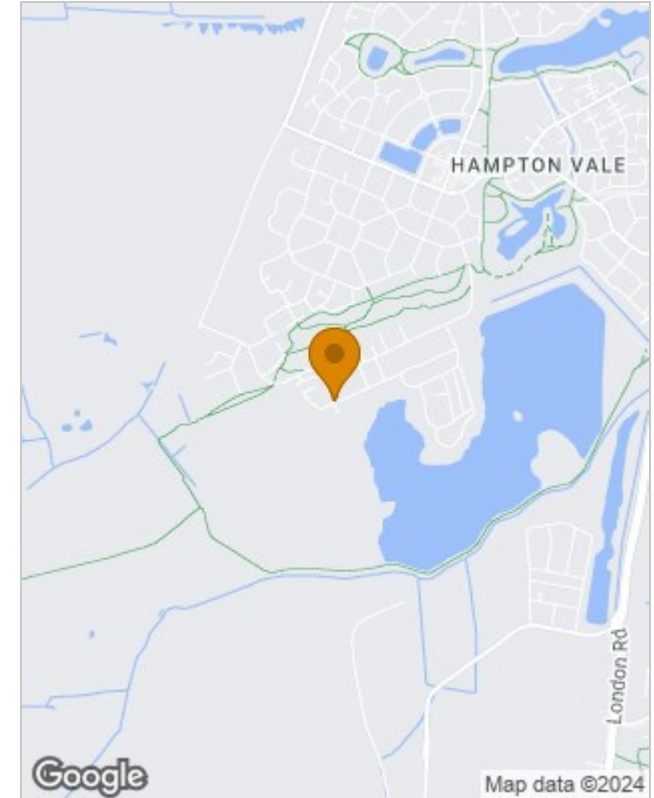




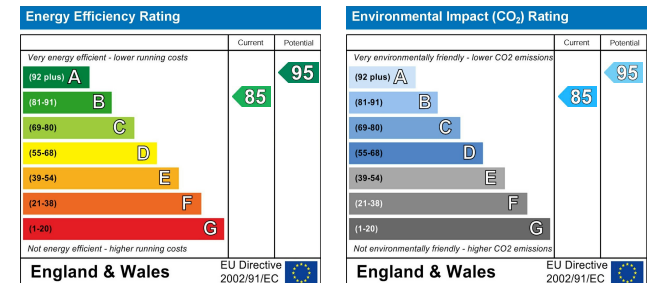
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Peterborough Lettings - Nana Acheampong Office on +44 (0) 7943 817217 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.