



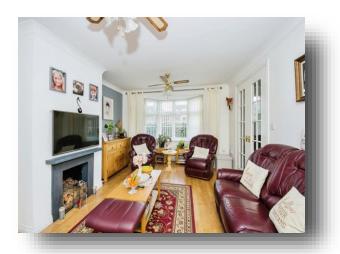


## welcome to

## **Tudor Avenue, Hampton Vale Peterborough**

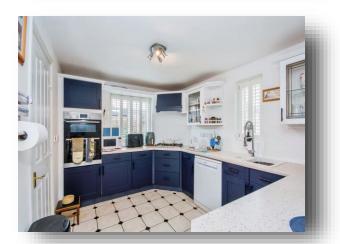
A deceptively spacious family home, set in a pleasant location & offering accommodation to comprise: entrance hall, lounge, dining room, study/bed 5, kitchen breakfast room, utility, downstairs wc, four bedrooms, two with ensuite, family bathroom, studio and multi car driveway.













#### **Entrance Hall**

Stairs to first floor.

#### Lounge

18' 4" into bay x 12' inc chimney breast ( 5.59m into bay x 3.66m inc chimney breast )

Double glazed bay window to the front & French doors to side / rear, radiator, feature fireplace.

## **Dining Room**

12' x 9' ( 3.66m x 2.74m )

Double glazed French doors to the side, radiator.

## Study

9' 5" x 7' plus bay ( 2.87m x 2.13m plus bay ) Double glazed window to the front, radiator.

#### Kitchen

20' 8" x 9' 4" max ( 6.30m x 2.84m max )

Double glazed windows to the rear & side, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted gas hob & electric oven, plumbing for dishwasher, peninsula unit, understairs pantry cupboard.

## Utility

6' 8" x 5' 4" ( 2.03m x 1.63m )

Sink drainer set into work surface, plumbing for washing machine, fridge freezer space, pantry cupboard, tiled flooring, door to the side.

## **Downstairs Wc**

Frosted double glazed window to the front, close coupled wc, hand wash basin, radiator, tiled flooring.

## **First Floor Landing**

Galleried landing with radiator, access to the loft.

## **Bedroom 1**

14' 2"  $\times$  12' plus wardrobes (  $4.32m \times 3.66m$  plus wardrobes )

Double glazed window to the front, radiator, built in wardrobes.

#### **Ensuite**

Frosted double glazed window to the front, close coupled wc, hand wash basin, shower cubicle.

#### **Bedroom 2**

12' 6" x 9' 5" inc wardrobe ( 3.81m x 2.87m inc wardrobe ) Double glazed window to the front, radiator, fitted wardrobe.

#### **Ensuite**

Close coupled wc, hand wash basin, shower cubicle.

#### **Bedroom 3**

12' x 9' 2" ( 3.66m x 2.79m )

Double glazed window to the side, radiator.

#### **Bedroom 4**

9' 11" x 9' 5" ( 3.02m x 2.87m )

Double glazed window to the side, radiator, built in wardrobe

## **Family Bathroom**

Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath with shower mixer tap & screen, radiator.

### **Garden Studio**

17' x 12' 6" ( 5.18m x 3.81m )

In use as a music room with sound proofing, would also be ideal as a home office.





## welcome to

# **Tudor Avenue, Hampton Vale Peterborough**

- lounge, dining room
- kitchen breakfast room, study,
- utility, downstairs wc
- four bedrooms, two with ensuite, family bathroom
- garden studio, multi car driveway

Tenure: Freehold EPC Rating: C

# £425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108319



Property Ref: YXZ108319 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk