

for sale

offers in the region of **£325,000**



## Alba Road Hampton Hargate Peterborough PE7 8HN

**NO ONWARD CHAIN!** Located in the popular Hampton Hargate area, this detached house offers three reception rooms, four bedrooms, a rear garden and a garage. Could this lovely property be your new family home? Call us on 01733 229483 for more details and to book your viewing.



# Alba Road Hampton Hargate Peterborough PE7 8HN

## Entrance Hall

Radiator, a small understairs cupboard and laminate flooring.

## Cloakroom

5' 3" x 3' 4" ( 1.60m x 1.02m )

Window to the side, w/c, wash hand basin, radiator and tiled floor.

## Lounge

16' 10" x 11' 2" ( 5.13m x 3.40m )

With a fireplace, radiator, window to the rear, patio doors to the rear and carpet.

## Study

9' 9" x 7' 4" ( 2.97m x 2.24m )

With a window to the front, radiator and laminate flooring.

## Kitchen

17' 8" x 8' 9" ( 5.38m x 2.67m )

With a range of built in cupboards and worktops, built in fridge freezer, double oven, 4 ring gas hob, cooker hood, 1.5 sink and drainer, space for a washing machine, space for a dishwasher, windows to the side and rear, back door to the side, radiator and tiled flooring.

## Family Room

10' 11" x 9' 1" ( 3.33m x 2.77m )

With fireplace, window to the front, radiator and carpet.



## First Floor

### Landing

Gallery landing with a window to the front, radiator, access to the loft, airing cupboard and carpet.

### Bedroom One

13' 7" x 9' 2" ( 4.14m x 2.79m )

With a built in triple wardrobe, a built in double wardrobe, a window to the rear, radiator and carpet.

### En Suite

With a double shower, w/c, wash hand basin, shave point, window to the rear, radiator and tiled flooring.

### Bedroom Two

11' 6" x 8' 8" ( 3.51m x 2.64m )

With 2 built in double wardrobes, window to the rear, radiator and carpet.

### Bedroom Three

10' 11" x 9' 1" ( 3.33m x 2.77m )

With a window to the front, radiator and carpet.

### Bedroom Four

8' 8" x 7' 11" ( 2.64m x 2.41m )

With a window to the front, radiator and carpet.

### Bathroom

6' 11" x 6' 3" ( 2.11m x 1.91m )

With a bath with a shower over, w/c, wash hand basin, shave point, radiator, window to the side and tiled floor.

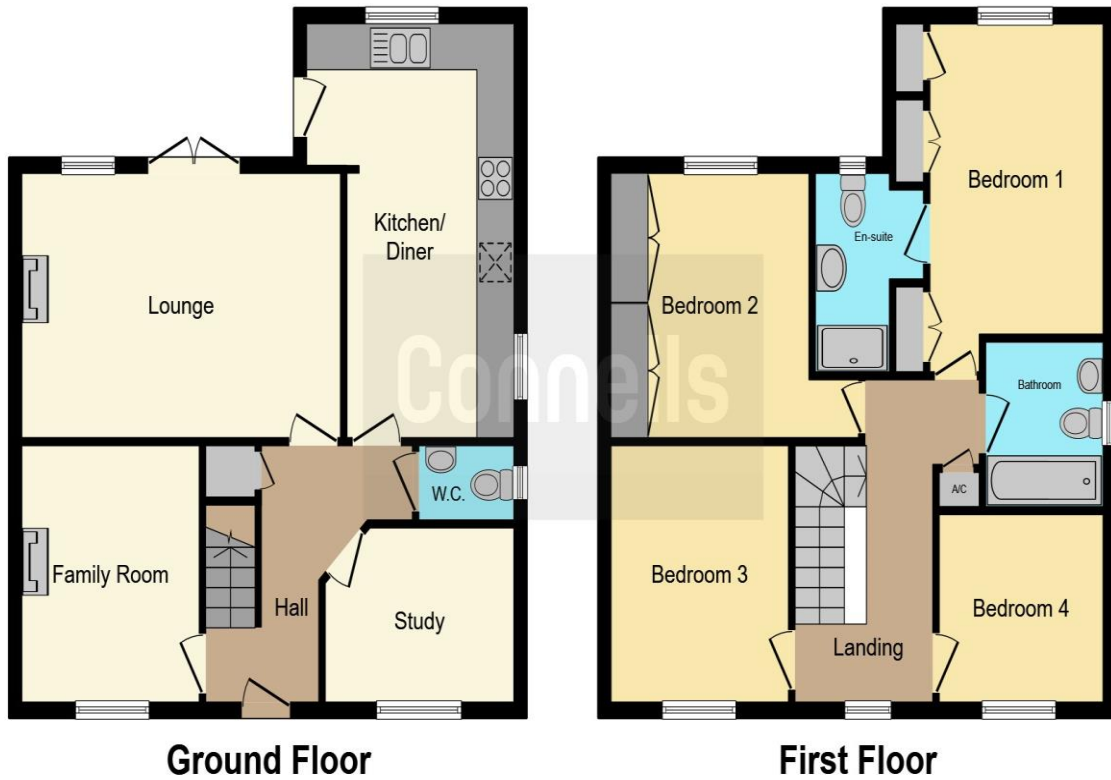
## Rear Garden

With a patio area, lawn area, external tap, door to garage and side gate.

## Parking

With a garage and driveway providing space for 2 cars.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01733 229483**  
**E Hampton@connells.co.uk**

10 Stewartby Avenue Hampton Vale  
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305528 - 0041

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/HAH305528](http://connells.co.uk/Property/HAH305528)



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)