

for sale

£265,000



## Hampton Avenue Hampton Centre Peterborough PE7 8PL

This ideal family home is located in the popular Hampton Centre area. The semi-detached property offers a modern kitchen, 3 bedrooms with an en-suite to the master bedroom, a rear garden and allocated parking. Call the Sales office on 01733 229483 for more details and to book a viewing.



# Hampton Avenue Hampton Centre Peterborough PE7 8PL

## Entrance Hall

With laminate flooring, a window to the side, a window to the front and radiator. The hall opens up to the lounge.

## Cloakroom

With w/c, wash hand basin, radiator and lino flooring.

## Lounge

11' 3" x 13' 5" ( 3.43m x 4.09m )

With a window to the side and carpet. Door leading to the kitchen/diner.

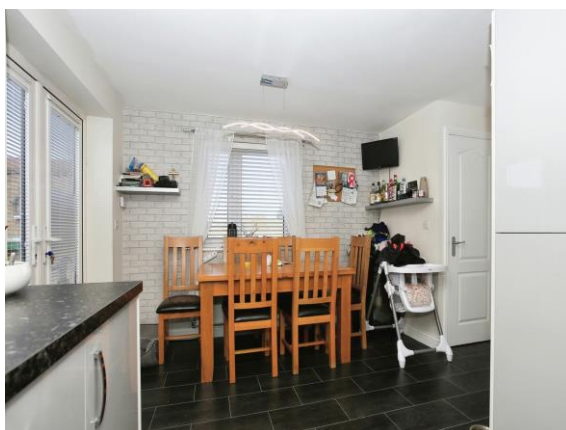
## Kitchen / Diner

14' 9" x 14' maximum ( 4.50m x 4.27m maximum )

With a range of matching wall and base units, double oven, 4 ring gas hob, washing machine, dishwasher, 1.5 sink and drainer, a window to the side, a window to the rear, lino flooring and patio doors opening up to the rear garden. Doors leading to an understairs cupboard and the cloakroom.

## Landing

With access to the loft, airing cupboard, window to the front and carpet. Doors leading to bedrooms one, two and three and the bathroom.



### Bedroom One

9' 7" x 10' 6" ( 2.92m x 3.20m )

With a window to the side, radiator and carpet.

### En Suite

With a double shower, w/c, wash hand basin, shave point, spot lights, radiator, window to the front and window to the side.

### Bedroom Two

8' 7" x 11' 3" ( 2.62m x 3.43m )

With a window to the side and carpet.

### Bedroom Three

6' 6" x 7' 11" ( 1.98m x 2.41m )

With a window to the front, window to the side and carpet.

### Bathroom

With a bath with shower attachment over, w/c, wash hand basin, shave point, spot lights, part tiled, radiator and carpet.

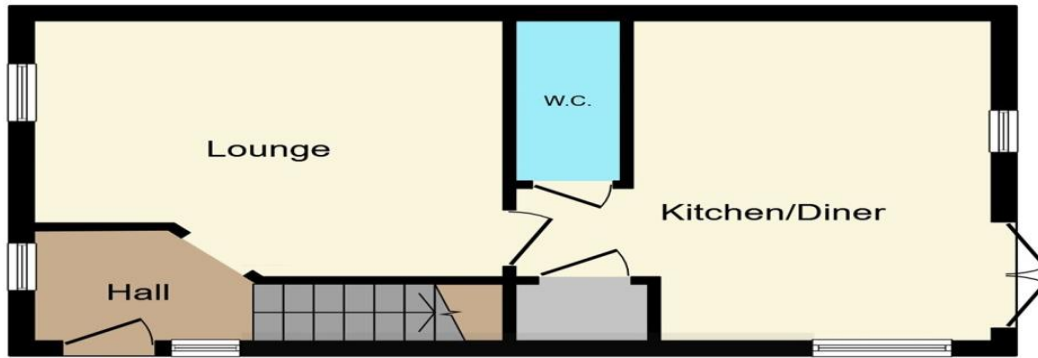
### External

The front of the property is laid to gravel.

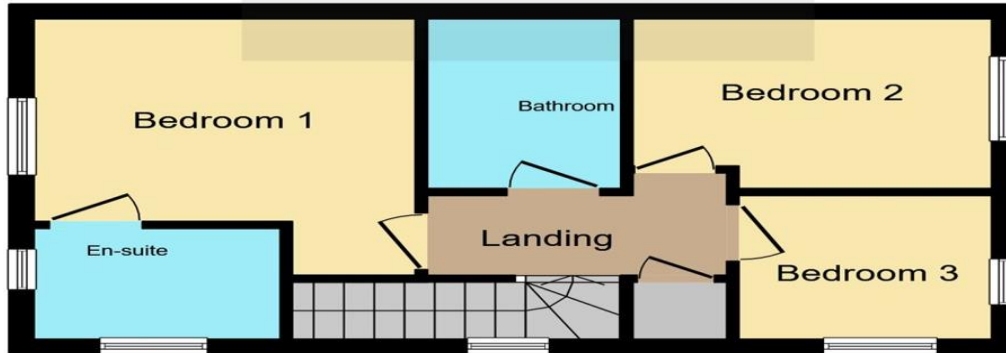
The rear garden has a gate for side access and is laid to artificial turf with a patio area. There are external power sockets, a tap and a shed.

The property also benefits from allocated parking spaces.





## Ground Floor



## First Floor

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

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Property Ref: HAH305602 - 0021

**Tenure:** Freehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/HAH305602](http://connells.co.uk/Property/HAH305602)



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