

for sale

£240,000



Clovelly Drive Hampton Gardens Peterborough PE7 8PZ

INVESTMENT OPPORTUNITY! Located in Hampton Gardens, this semi-detached property is being sold with tenants in situ. The property benefits from three bedrooms with an en-suite to the master, off road parking and a good sized rear garden. Call 01733 229483 for more details.



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Entrance Hall

With doors leading to the lounge, downstairs cloakroom and stairs leading to the first floor. Laminate flooring.

Cloakroom

With w/c, wash hand basin, radiator and window to the front.

Lounge

14' 3" maximum x 12' maximum (4.34m maximum x 3.66m maximum)

With a window to the front, laminate flooring, radiator and a storage cupboard under the stairs.

Kitchen

8' 9" maximum x 15' 3" maximum (2.67m maximum x 4.65m maximum)

With matching wall and base units, worktop, oven, 4 ring gas hob, 1.5 sink and drainer, space for a washing machine, fridge freezer and dishwasher, radiator, laminate flooring, window to the rear and a patio door to the rear leading to the rear garden.

Landing

With an airing cupboard, access to the loft, carpet and doors leading to bedroom one, bedroom two, bedroom three and the family bathroom.



Bedroom One

9' 5" maximum x 12' maximum (2.87m maximum x 3.66m maximum)

With a built in wardrobe, carpet, radiator and a window to the front. Door leading to the en-suite.

En-Suite

With a w/c, wash hand basin, shower cubicle, extractor fan, radiator, laminate flooring and a window to the front.

Bedroom Two

7' 6" x 9' 2" (2.29m x 2.79m)

With carpet, radiator and a window to the rear.

Bedroom Three

7' 6" x 5' 10" (2.29m x 1.78m)

With carpet, radiator and a window to the rear.

Bathroom

With a w/c, wash hand basin, bath, extractor fan, radiator and a window to the side.

External

The front of the property is laid to lawn with a driveway providing off road parking. Access to the rear garden can be gained by the side of the property through a gate. The rear garden is laid to lawn with a patio area.





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: HAH305637 - 0009

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/HAH305637



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.

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