

for sale

**£325,000** Freehold



## Redshank Way Hampton Vale PETERBOROUGH PE7 8LX

This property is on the market with no chain and is an ideal family home. Offering four bedrooms with two en-suites, a family bathroom, study, utility room, lounge, kitchen and dining room, the property also benefits from a private rear garden and garage. Viewings are highly recommended.



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## Entrance Hall

With laminate flooring, an understairs cupboard, radiator and stairs leading to the first floor. Doors leading to the lounge, study, dining room and cloakroom.

## Cloakroom

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

**Living Room** 10' 8" x 20' 9" maximum ( 3.25m x 6.32m maximum )

With a bay window to the front, laminate flooring, radiator and patio doors opening onto the rear garden.

## Study

Irregular shaped room. With radiator and a window to the front.

**Dining Room** 12' 6" x 10' 3" ( 3.81m x 3.12m )

With an archway leading to the kitchen, tiled flooring, radiator and patio doors opening onto the rear garden.

## Kitchen

With a range of matching wall and base units with worktop over, 1.5 sink and drainer, single oven, 4 ring gas hob, spot

lights, tiled flooring and a window to the front. Space available for a dishwasher and fridge freezer.

**Utility Room** 5' 4" x 5' 5" ( 1.63m x 1.65m )

With sink and drainer, a window to the side and tiled flooring. Space available for a washing machine and tumble dryer.

## Landing

With an airing cupboard, loft access, carpet and a window to the front. Doors leading to bedrooms and bathroom.

**Bedroom One** 11' 6" maximum x 10' 3" ( 3.51m maximum x 3.12m )

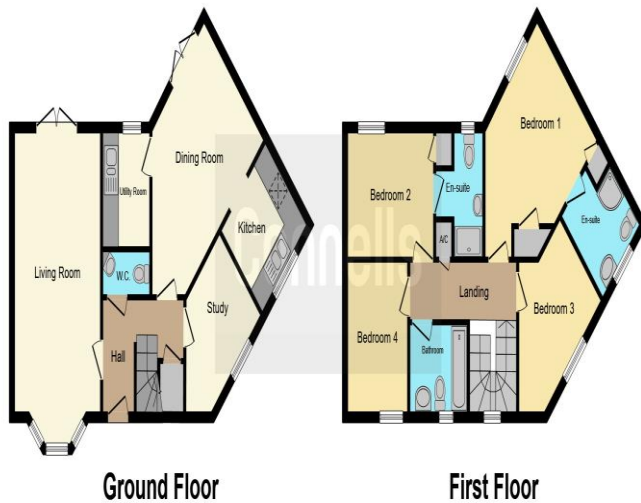
With a double fitted wardrobe, carpet and a window to the rear. Door leading to the en-suite. Irregular shaped room.

## En-Suite

With a w/c, shower cubicle, wash hand basin, spotlights, radiator and a window to the front.

**Bedroom Two** 10' 10" x 8' 11" ( 3.30m x 2.72m )

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



To view this property please contact Connells on

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

10 Stewartby Avenue Hampton Vale  
PETERBOROUGH PE7 8NJ

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: HAH305653 - 0006

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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)