

for sale

offers in excess of **£270,000**



## Lady Charlotte Road Hampton Hargate Peterborough PE7 8AE

**\*NO ONWARD CHAIN\*** A very well presented three storey town house offering open plan living on the ground floor. Benefiting from three bedrooms with an ensuite to the master, the property also has a landscaped rear garden and a garage. For more details and to book a viewing, please call 01733 229483.





# Lady Charlotte Road Hampton Hargate Peterborough PE7 8AE

## Entrance Hall

With laminate flooring and radiator. Door leading to the kitchen/diner and utility / cloakroom. Stairs leading to the first floor.

## Kitchen Dining/Lounge

27' x 12' ( 8.23m x 3.66m )

With a range of matching wall and base units with worktop over, single oven, 4 ring gas hob, 1 and a half sink, integrated dishwasher, space for a fridge freezer, two radiators and laminate flooring. Understairs storage cupboard, 2 windows either side of a patio door to the rear which opens up to the rear garden, providing plenty of light into the room.

## Utility Room / Cloakroom

8' 4" x 4' 3" ( 2.54m x 1.30m )

With a w/c and sink. Base units and space available for a washing machine and tumble dryer. Radiator and a window to the front.

## First Floor Landing

With carpet and radiator. Doors leading to the lounge, bathroom and bedroom 3. Stairs leading to the second floor.

## Lounge/Bedroom 4

11' 9" x 11' 11" ( 3.58m x 3.63m )

With a Juliet balcony to the rear, carpet and radiator.



### Bedroom Three

12' x 10' 8" ( 3.66m x 3.25m )

With a window to the front, radiator and carpet.

### Bathroom

With a w/c, wash hand basin, bath with shower attachment over, radiator and lino flooring.

### Second Floor Landing

With carpet and loft access. Doors leading to bedrooms one and two.

### Bedroom One

11' 11" x 11' 9" ( 3.63m x 3.58m )

With a window to the rear, radiator and carpet. Door leading to the en-suite. Restricted head height due to sloping ceilings.

### En-Suite

With a w/c, corner shower cubicle, sink in a vanity unit, towel rail and lino flooring.

### Bedroom Two

11' 11" x 9' 4" ( 3.63m x 2.84m )

With a window to the front, radiator and carpet. Cupboard housing the boiler. Restricted head height due to sloping ceilings.

### External

The rear garden has been landscaped with a patio and lawn area. There is an external tap and electrics.

Rear access to the garage (please note, the garage is leasehold but is a 'peppercorn' type leasehold with no charge. The garage is leased to the property for a period of 999 years from date the property was built.) There is also an off-road parking space in a private, communal carpark behind the property and opposite the garage.







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.focalagent.com](http://www.focalagent.com)

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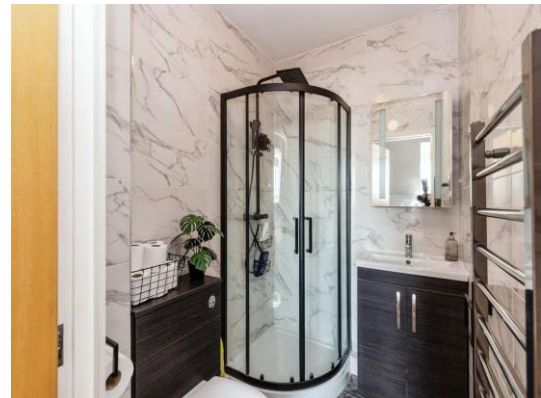
10 Stewartby Avenue Hampton Vale  
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Property Ref: HAH305781 - 0011

**Tenure:** Freehold

**EPC Rating:** C

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