

for sale

£130,000



## Vale Drive Hampton Vale Peterborough PE7 8EP

Located in Hampton Vale, this 2 bedroom upper floor apartment offers spacious and modern living. The apartment also benefits from a garage, as well as being close to local amenities. An ideal opportunity for those looking to make an investment purchase or get on the property ladder.



# Vale Drive Hampton Vale Peterborough PE7 8EP

## Entrance Hall

With a storage cupboard to the left. Doors leading to the kitchen, lounge/dining room, bedroom one, bedroom two and the bathroom.

## Lounge / Dining Room

20' 9" x 9' 8" into recess ( 6.32m x 2.95m into recess )  
With an electric feature fireplace and surround, electric heater, smooth ceiling and carpet. Window to the front and the rear.

## Kitchen

8' 3" x 6' 5" ( 2.51m x 1.96m )

With a range of wall and base units with worktop space over and tiled splashback, sink and drainer, integrated oven, electric hob with extractor hood, a window to the rear, smooth ceiling and tiled floor. Space for a fridge/freezer and washing machine.

## Bedroom One

10' 8" x 10' 4" ( 3.25m x 3.15m )

With a window to the front, smooth ceiling and carpet.



## Bedroom Two

10' 4" plus recess x 6' 5" ( 3.15m plus recess x 1.96m )  
With a window to the front, smooth ceiling and carpet.

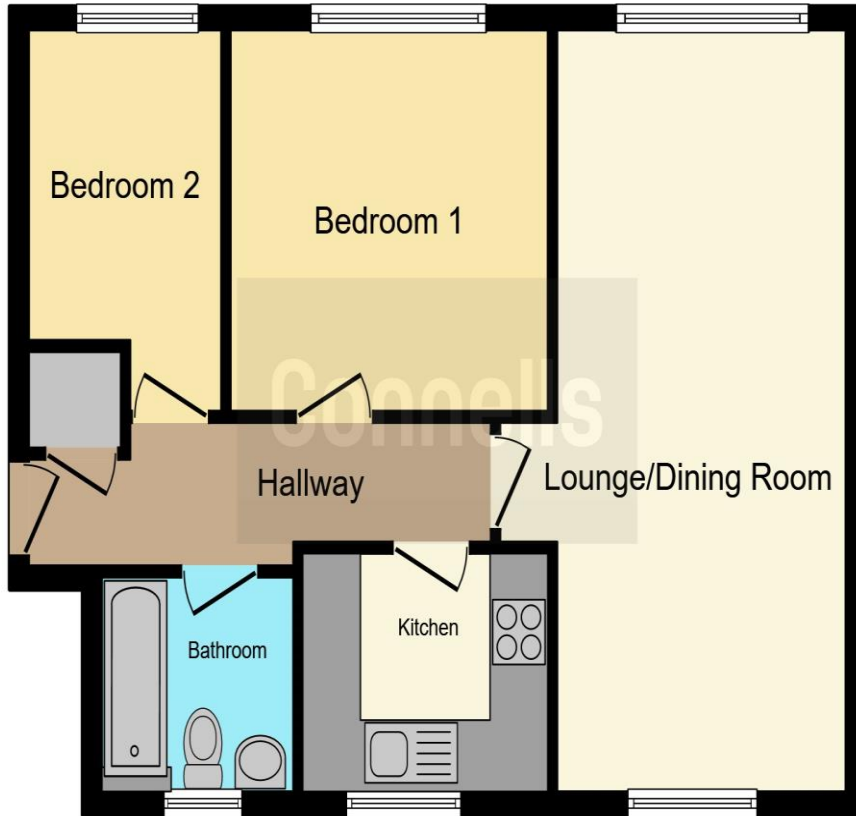
## Bathroom

Fully tiled with a w/c, wash hand basin, bath with shower attachment over. Tiled flooring, smooth ceiling, extractor fan and frosted window to the rear.

## External

Single 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

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Property Ref: HAH305786 - 0005

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/HAH305786](http://connells.co.uk/Property/HAH305786)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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