

for sale

£225,000



Justice Way Hampton Vale Peterborough PE7 8JW

A well presented semi detached house located in the popular Hampton Vale area. An ideal purchase for a first time buyer, the property benefits from two good sized bedrooms, a driveway and a rear garden with a fitted pergola. Viewings are highly recommended of this lovely home.



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Lounge

16' 3" x 11' 8" (4.95m x 3.56m)

The front door opens into the lounge. With a window to the side and window to the rear, tv point and telephone point and radiator. Laminate flooring and smooth ceiling. Access to the kitchen / dining room and stairs leading to the first floor.

Kitchen / Dining Room

14' 10" x 10' 9" (4.52m x 3.28m)

With a range of matching wall and base units, worktop with splashback, sink with drainer, integrated oven and induction hob with extractor over. Integrated dishwasher and washing machine. Space for a fridge freezer. Window to the rear and door leading to the rear garden. Tiled flooring and smooth ceiling with recess lighting. Door leading to the cloakroom.

Cloakroom

Fully tiled with w/c, sink in vanity unit, heated towel rail, extractor fan, recess lighting, smooth ceiling and tiled flooring.

First Floor Landing

With access to the loft, airing cupboard, carpet and smooth ceiling. Doors leading to the bedrooms and bathroom.

Bedroom One

14' 11" x 9' 7" (4.55m x 2.92m)

With a window to the rear, radiator, laminate flooring and smooth ceiling.

Bedroom Two

10' 9" x 11' 1" (3.28m x 3.38m)



With a fitted wardrobe with sliding doors, storage cupboard, two windows to the front and radiator. Laminate flooring and smooth ceiling.

Bathroom

With a w/c, sink in vanity unit, bath with shower over with a rainfall shower head and heated towel rail. Fully tiled with a frosted window to the side, extractor fan, tiled flooring and smooth ceiling with recess lighting.

External

The front of the property is laid to shrubs with a short path leading to the front door. To the left of the property is a driveway with gated access to the rear garden.

The rear garden is laid to lawn in the middle with a patio area at the end. A wooden pergola is fitted to the property with lighting and electrics and a decked floor. There is also a raised decked area which would be suitable for the installation of a hot tub. The rear garden is fully enclosed.





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: HAH305802 - 0002

Tenure: Freehold

EPC Rating: Awaited

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