

for sale

£185,000



Vale Drive Hampton Vale Peterborough PE7 8EP

A beautifully presented property which would be perfect for a first time buyer or those looking to make an investment purchase. The property benefits from two bedrooms with an ensuite to the master, bathroom, kitchen, dining area, lounge and a garage. Call for more details.



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Ground Floor

Hall

With UPVC doors to the front and rear, radiator and laminate flooring. Cupboard under the stairs and stairs leading to the first floor.

First Floor Landing

With a UPVC window to the rear, radiator and airing cupboard. Doors leading to the lounge/diner, bathroom, bedroom one and bedroom two.

Lounge

10' 9" x 13' 4" maximum (3.28m x 4.06m maximum)
With a UPVC window to the front, carpet, radiator and tv point. Archway leading to the dining area.

Dining Area

9' 2" x 8' 5" (2.79m x 2.57m)
With a UPVC window to the front, carpet and radiator. Archway leading to the kitchen.

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)
With a range of matching wall and base units with worktop over, tiled splashback, one and a half stainless steel sink and drainer with a mixer tap. Electric oven, hob and hood and integrated fridge freezer and washing machine. UPVC window to the rear



and tiled flooring.

Bedroom One

15' 10" x 9' 3" maximum (4.83m x 2.82m maximum)
With a UPVC window to the front, fitted wardrobes, tv point, radiator and laminate flooring. Door leading to the en suite.

En Suite

Fully tiled with a UPVC window to the rear, wc, wash hand basin in vanity unit, shower cubicle, tiled flooring, extractor fan and heated towel rail.

Bedroom Two

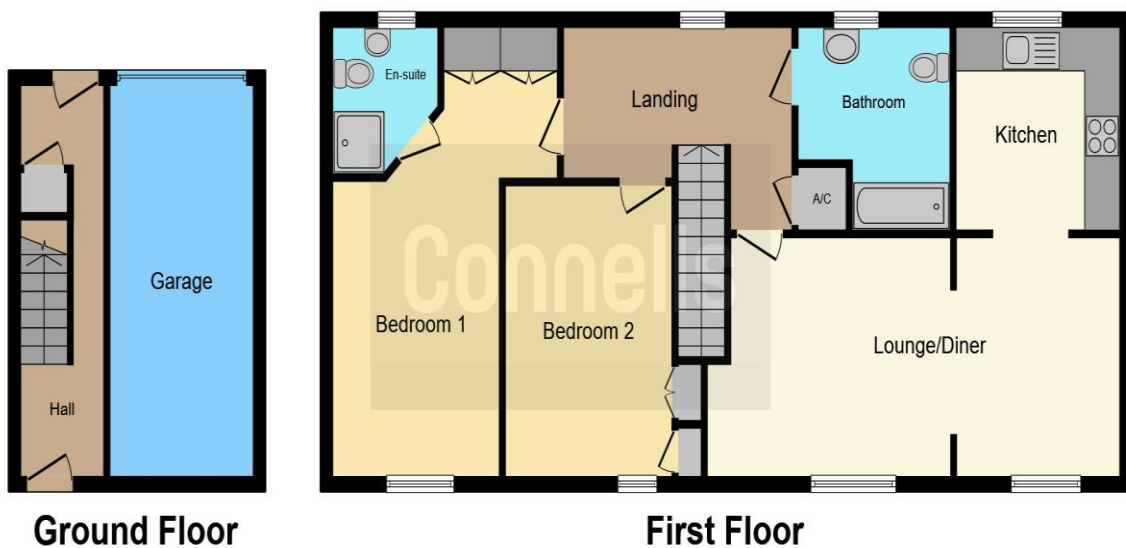
12' 4" x 9' 3" (3.76m x 2.82m)
With a UPVC window to the front, fitted wardrobes, radiator and carpet.

Bathroom

Fully tiled with a UPVC window to the rear, wc, wash hand basin in vanity unit, panel bath with shower over, tiled flooring and extractor fan.

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

To view this property please contact Connells on

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10 Stewartby Avenue Hampton Vale
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305788 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 744.00

Ground Rent: 125.00

view this property online connells.co.uk/Property/HAH305788

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.

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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