

for sale

£260,000



## Hewitt Close Hampton Heights Peterborough PE7 8ST

This well presented property would make an ideal family home, be a perfect opportunity for those looking to make an investment purchase or a first time buyer. Offering three bedrooms with an en suite to the master, the property also benefits from a modern kitchen with fitted appliances.



# Hewitt Close Hampton Heights Peterborough PE7 8ST

## Entrance Hall

With laminate flooring, storage cupboard and understairs cupboard. Stairs leading to the first floor and doors leading to the lounge, kitchen/diner and cloakroom.

## Lounge

11' 1" x 15' maximum ( 3.38m x 4.57m maximum )

With a patio door to the rear, radiator and laminate flooring.

## Kitchen / Diner

16' 4" x 7' 10" maximum ( 4.98m x 2.39m maximum )

With a range of matching wall and base units with worktop over, 1.5 sink and drainer, single oven, 4 ring gas hob, fridge freezer, washing machine and dishwasher. Window to the front, radiator and laminate flooring.

## Cloakroom

With wc, wash hand basin, window to the front, radiator and laminate flooring.

## First Floor Landing

With carpet, cupboard and doors leading to bedrooms one, two, three and the bathroom.

## Bedroom One

11' maximum x 10' ( 3.35m maximum x 3.05m )

With two built in wardrobes, a window to the rear, radiator and carpet. Door leading to the en suite.





## En Suite

Partly tiled with a double shower cubicle, wc, wash hand basin, shave point, radiator, a window to the rear and laminate flooring.

## Bedroom Two

10' 6" x 7' 9" ( 3.20m x 2.36m )

With a window to the front, radiator, carpet and access to the loft.

## Bedroom Three

7' 1" x 7' ( 2.16m x 2.13m )

With a window to the front, radiator and carpet.

## Bathroom

With a bath with a shower attachment, wc, wash hand basin, shave point, radiator and laminate flooring.

## External

The front of the property is laid to lawn with a shrub border, along with a driveway. The enclosed rear garden is laid to lawn with a patio area, an external tap and external power sockets. Access to the garden can be gained via the side from the driveway.





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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Property Ref: HAH305917 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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