

for sale

£134,500



Vale Drive Hampton Vale Peterborough PE7 8EP

**** NO CHAIN ****

Located in Hampton Vale, this 2 bedroom ground floor flat offers modern and spacious 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.



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Entrance Hall

With an airing cupboard to the left. Doors leading to the lounge/diner, bedroom one, bedroom two and the bathroom. Carpet, electric heater and intercom.

Lounge / Diner

14' 7" x 11' 6" plus doorway (4.45m x 3.51m plus doorway)
With fireplace and surround, electric heater, smooth ceiling and carpet. Window to the rear and the side. Archway leads to the kitchen.

Kitchen

6' 3" x 14' 7" (1.91m x 4.45m)

With a range of wall and base units with worktop space over and tiled splashback, sink and drainer, integrated oven, 4 ring electric hob with extractor hood, fridge/freezer, washing machine and tumble dryer. Window to the side, smooth ceiling and tiled floor. .

Bedroom One

14' 7" x 9' (4.45m x 2.74m)

With fitted wardrobes, drawers and bedside cabinets. Window to the rear, electric heater, smooth ceiling and carpet.



Bedroom Two

10' 11" x 6' 5" (3.33m x 1.96m)

With a window to the rear, electric heater, smooth ceiling and carpet.

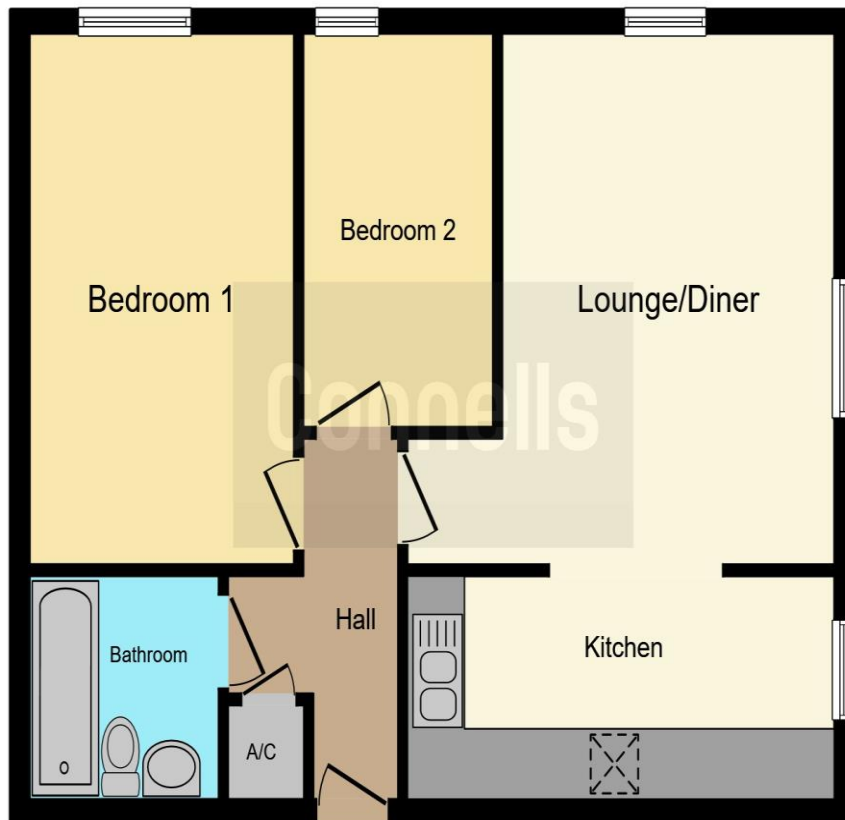
Bathroom

Part tiled with a wc, wash hand basin, bath with shower head over. Lino flooring, smooth ceiling, electric heater, extractor fan and shave point.

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

To view this property please contact Connells on

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10 Stewartby Avenue Hampton Vale
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305935 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1661.09

Ground Rent: 1500.00

view this property online connells.co.uk/Property/HAH305935

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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