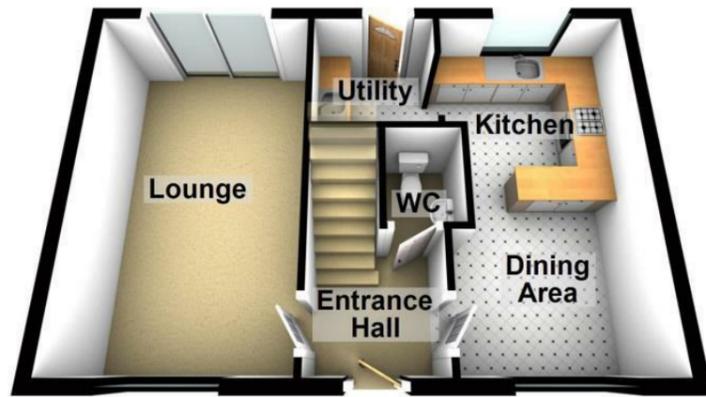


Ground Floor



ENTRANCE HALL
1.78m x 1.78m
(5'10" x 5'10")

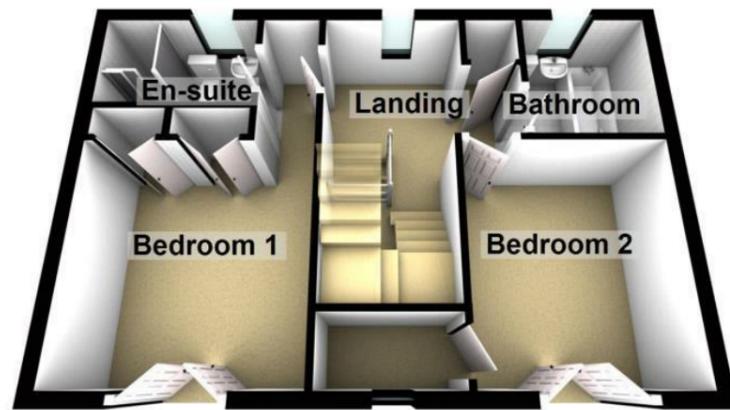
LOUNGE
5.18m x 3.05m
(17'0" x 10'3")

WC
1.37m x 1.07m
(4'6" x 3'6")

KITCHEN/DINER
5.18m x 2.77m
(17'0" x 9'1")

UTILITY AREA
1.75m x 1.80m
(5'9" x 5'11")

First Floor



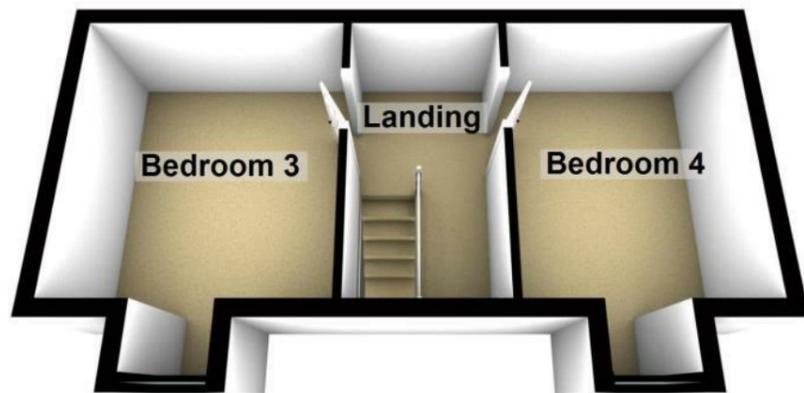
FIRST FLOOR LANDING

MASTER BEDROOM
3.71m x 3.12m
(12'2" x 10'3")

EN-SUITE
1.37m x 1.40m
(4'6" x 7'3")

BEDROOM 2
3.23m x 2.97m
(10'7" x 9'9")

Second Floor



BATHROOM
1.88m x 2.06m
(6'2" x 6'9")

SECOND FLOOR LANDING

BEDROOM 3
3.40m x 3.23m
(11'2" x 10'7")

BEDROOM 4
3.40m x 3.05m
(11'2" x 10'0")

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WH
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THE GUILD PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

17 Reedland Way
Hampton Vale, Peterborough, PE7 8EZ
£290,000



17 Reedland Way Hampton Vale, Peterborough PE7 8EZ

Benefitting from plenty of living space spread out over three stories, this modern semi-detached is situated in the popular Hampton Vale and is perfectly suited to be your next family home! Close to Serpentine Shopping Centre, local schools and bus routes - this is a must view!

- THREE STOREY SEMI-DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- STYLISH ENSUITE SHOWER ROOM TO MAIN BEDROOM
- SINGLE GARAGE AND PARKING
- PRIVATE REAR GARDEN
- KITCHEN DINER WITH SEPERATE UTILITY ROOM
- POPULAR LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- WALKING DISTANCE TO SCHOOLS AND SERPENTINE SHOPPING CENTRE

Viewings: By appointment
£290,000

ENTRANCE HALL

5'10" x 5'10"

Door to front aspect, stairs to 1st floor, telephone point, laminate flooring with built-in matwell, coving to textured ceiling, fuse box.

LOUNGE

17'0" x 10'0"

UPVC double glazed window to front and UPVC double glazed patio doors to rear leading into the garden. Laminate flooring, coving to textured ceiling, 2 television points and heater outlet for electric fireplace. 2 Radiators.

WC

4'6" x 3'6"

Pedestal wash hand basin and low level WC, extractor fan, laminate flooring, textured ceiling, shelving, Radiator.

KITCHEN/DINER

17'0" x 9'1"

UPVC double glazed window to front and rear, matching range of base and eye level units with splashback tiles over worktop units. Four ring gas hob built into worktop units with a built-in electric oven below and built-in extractor hood above. Stainless steel sink drainer space for fridge, space for dishwasher, tiled flooring, coving to ceiling, spotlights, Radiator. Open into utility

UTILITY AREA

5'9" x 5'11"

Door to rear, tiled flooring, coving to ceiling, spotlights, extractor fan, space for washing machine, space for freezer, base level units with stainless steel sink drainer built into worktop, splash back tiles over worktops and wall mounted gas central heating boiler. Radiator.

FIRST FLOOR LANDING

14'3" x 5'11"

UPVC double glazed window to rear, stairs to 2nd floor. Coving to ceiling, carpet, airing cupboard housing hot water cylinder.

MASTER BEDROOM

12'2" x 10'3"

To front aspect, UPVC double glazed French double doors onto Juliet balcony, coving to textured ceiling, television point, two built-in wardrobes, carpet. Radiator.

EN-SUITE

4'6" x 4'7"

UPVC double glazed window to rear, low level WC and pedestal wash hand basin both in vanity units, double shower cubicle with fitted power shower - shower head with waterfall head. Heated towel rack style radiator, extractor fan, fully tiled flooring and fully tiled walls. Coving to ceiling, spotlights, shaver point.

BEDROOM 2

10'7" x 9'9"

UPVC double glazed Juliet balcony with French doors to front, UPVC double glazed window to front. Coving to textured ceiling, carpet, storage cupboard, Radiator.

BATHROOM

6'2" x 6'9"

Obscure UPVC double glazed window to rear, bath with mixer tap and shower above, fully tiled walls behind, low level WC and pedestal wash hand basin with half tiled walls behind. Coving to ceiling, extractor fan, shaver point, spotlights, Radiator.

SECOND FLOOR LANDING

11'4" x 5'11"

Velux double glazed window to rear. Carpet.

BEDROOM 3

11'2" x 10'7"

UPVC double glazed window into dormer, carpet. Radiator.

BEDROOM 4

11'2" x 10'0"

UPVC double glazed window into dormer, carpet. Radiator.

OUTSIDE

Front: Enclosed by mature hedging with path leading to front door and small area of lawn either side. Gated access to side leading to rear garden.

Rear: Fully enclosed by timber fencing with gated side access. Mainly laid to lawn with mature shrub borders and access into garage by side door.

Garage: With up and over door with parking to the front.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

TENURE & TAX BAND

Freehold - For sale by private treaty. Tax band 'D' with Peterborough City Council.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC