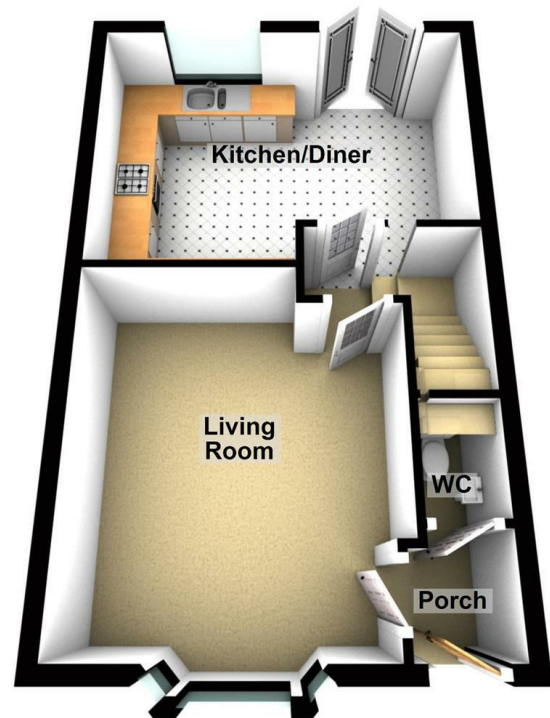


Ground Floor



ENTRANCE PORCH

CLOAKROOM

LIVING ROOM

KITCHEN DINER

LANDING

BEDROOM 1

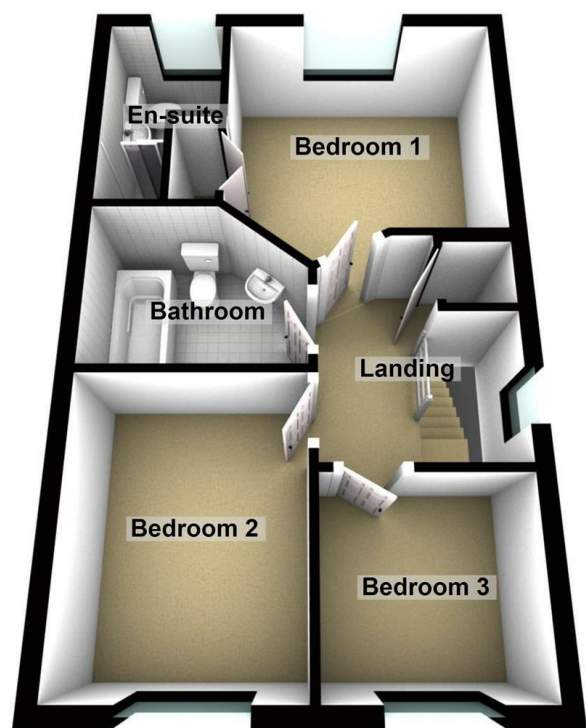
ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

GARAGE

First Floor



woodcockholmes.co.uk

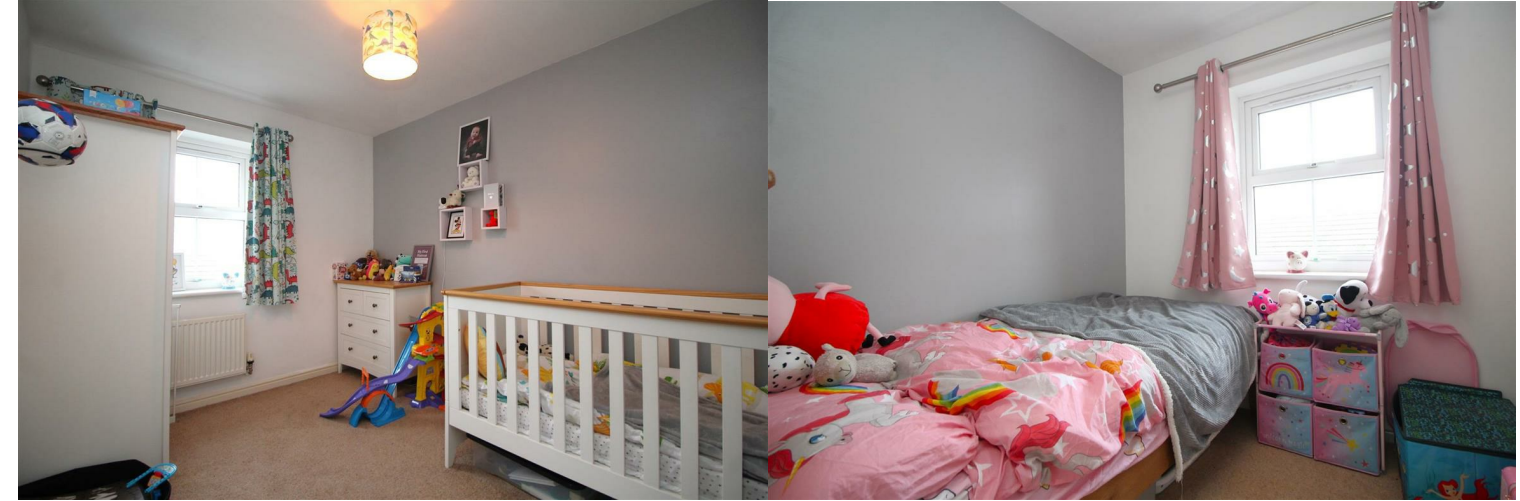


Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk



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.

Leaf Avenue
Hampton Hargate, Peterborough, PE7 8EF
£255,000



Leaf Avenue Hampton Hargate, Peterborough PE7 8EF

The ideal family home in the popular Hampton Hargate, close to local schools, walking distance to Serpentine Shopping Centre and within easy access to local travel links including the A1. Tucked away in a small close offering privacy, this modern semi-detached house is a must view!

- MODERN FAMILY HOME
- TUCKED AWAY IN A QUIET CLOSE
- EASY ACCESS TO TRAVEL LINKS AND THE A1 MOTORWAY
- REFITTED STYLISH KITCHEN
- GARAGE AND PARKING
- ENSUITE SHOWER ROOM TO THE MAIN BEDROOM
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- CLOSE TO LOCAL SCHOOLS
- THE IDEAL FAMILY HOME
- UPVC DOUBLE GLAZED AND CENTRAL HEATING

Viewings: By appointment
£255,000

ROOM MEASUREMENTS

ENTRANCE PORCH

CLOAKROOM: 3'1" x 4'6" (0.94m x 1.37m)

LIVING ROOM: 11'1" x 13'10" (3.38m x 4.22m)

INNER LOBBY

KITCHEN DINER: 15'2" x 11'7" (4.62m x 3.53m)

FIRST FLOOR LANDING

BEDROOM 1: 10'5" x 9'4" (3.17m x 2.85m)

ENSUITE SHOWER ROOM: 4'10" x 8'4" (1.47m x 2.54m)

BATHROOM: 8'1" x 5'1" (2.46m x 1.55m)

BEDROOM 2: 8'1" x 10'5" (2.46m x 3.18m)

BEDROOM 3: 7'2" x 6'11" (2.18m x 2.11m)

GARAGE

SERVICES

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

TENURE

Freehold.

TAX BAND

Band 'C' 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 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		
(69-80) C		
(55-68) D		
(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