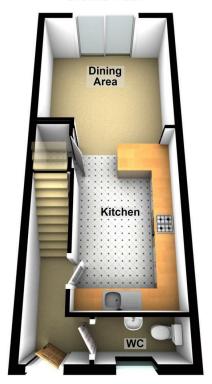
# **Ground Floor**



**First Floor** 



**ENTRANCE HALL** 

CLOAKROOM

KITCHEN DINER

FIRST FLOOR LANDING

LIVING ROOM

FAMILY BATHROOM

BEDROOM 3

SECOND FLOOR LANDING

BEDROOM 1

**ENSUITE SHOWER ROOM** 

BEDROOM 2

SINGLE GARAGE

**Woodcock Holmes** 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

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 logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk



255 Eagle Way Peterborough, PE7 8GS £249,995



# 255 Eagle Way **Peterborough PE7 8GS**

This beautifully presented 3-bedroom, 3storey town house provides generous living space and contemporary comforts throughout. Situated in the desirable Hampton area, the property offers a variety of outstanding features, making it perfect for family life.

- NO FORWARD CHAIN
- SPACIOUS FAMILY HOME
- SINGLE GARAGE AND PARKING
- THREE DOUBLE BEDROOMS ALL WITH BUILT IN WARDROBES
- ENSUITE SHOWER ROOM TO THE MAIN BEDROOMS
- OPEN PLAN KITCHEN AND DINING AREA DOWNSTAIRS
- PRIVATE ENCLOSED REAR GARDEN SPACE
- EASY ACCESS TO AMENITIES AND BUS ROUTES
- THREE-STOREY FREEHOLD HOUSE
- CALL OUR SALES TEAM TO VIEW

#### **ENTRANCE HALL**

Door to front, stairs to first floor, radiator, access to:

Obscure uPVC double glazed window to front, two piece suite with low level WC, wash hand basin, radiator, wall mounted boiler.

#### **KITCHEN DINER**

27'2" max x 12" max

Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted extractor over, integrated dishwasher, space for white goods, breakfast bar, open into the dining area, carpeted, radiator, double glazed patio doors to the garden, under stairs store cupboard.

# **FIRST FLOOR LANDING**

Fitted carpet ,stairs to the second floor, access to:

# **LIVING ROOM**

12'5" x 12'1"

x2 uPVC double glazed French door/Juliet balcony set, fitted carpet, radiator.

#### **FAMILY BATHROOM**

9'3" max x 5'3"

Three piece suite with low level WC, wash hand basin, bath, tiled splashback, airing cupboard.

#### **BEDROOM 3**

8'4" x 12'1"

UPVC double glazed window to rear, fitted carpet, radiator, x2 built in double wardrobes.

### **SECOND FLOOR LANDING**

Fitted carpet, access to:

#### **BEDROOM 1**

12'6" x 12'1"

UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe x2, access to ensuite.



### **SHOWER ROOM ENSUITE**

6'6" x 5'4"

Three piece suite, shower cubicle, low level WC, wash hand basin, radiator, splashback

# **BEDROOM 2**

8'9" x 12'1"

UPVC double glazed window to rear, fitted carpet, radiator, fitted double and single wardrobe space.

# **OUTSIDE**

Outside, the private rear garden is laid with both patio and lawn areas, offering a lovely, enclosed space for family enjoyment and entertaining in the warmer months. The property also benefits from a single garage with a driveway, accessible via a secure gate with a remote control system

### **LOCATION**

Situated in the popular Hampton area, the property is within walking distance to local amenities, transport links, and Serpentine Green shopping centre. Popular schools are also within walking distance. The A1 motorway is also just a short drive away, making this location ideal for those who commute.

#### **TENURE**

Freehold.

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

### **MARKETING INFORMATION**

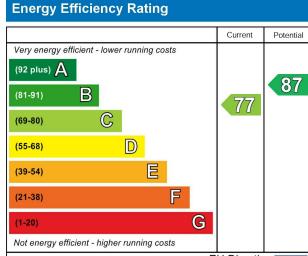
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

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**

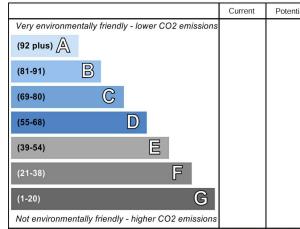
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.



**England & Wales** 

2002/91/EC

# Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales** 

**EU Directive** 2002/91/EC



Viewings: By appointment £249,995