

ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENSUITE

LIVING ROOM/SITTING ROOM

BALCONY

SECOND FLOOR LANDING

BEDROOM 2

SHOWER ROOM ENSUITE

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

GARAGE



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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.

**Charlton Crescent**  
Hampton Vale, Peterborough, PE7 8NH  
Guide Price £350,000





## Charlton Crescent

## Hampton Vale, Peterborough

## PE7 8NH

**\*GUIDE PRICE £350,000 - £360,000\***

Spacious 4-bed, 3-bath townhouse with stunning lake views, dual balconies, and landscaped garden. Features include a modern kitchen/diner, en-suites to two bedrooms, off-road parking and garage - ideal for families seeking a long-term home.

- BEAUTIFUL LAKE VIEWS TO THE FRONT ASPECT
- SPACIOUS LIVING ROOM WITH BALCONY TO THE FRONT AND REAR ASPECTS
- FOUR DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO BEDROOM 1 & BEDROOM 2
- OPEN KITCHEN DINER WITH FRENCH DOORS TO THE REAR GARDEN
- SINGLE GARAGE AND PARKING
- THREE-STOREY LIVING WITH IDEAL SPACE FOR FAMILIES
- WALKING DISTANCE TO LOCAL SHOPS, RESTAURANTS AND AMENITIES
- DOWNSTAIRS CLOAKROOM, IDEAL FOR GUESTS
- **\*GUIDE PRICE £350,000 - £360,000\***

Viewings: By appointment

Guide Price £350,000

**ENTRANCE HALL**  
12'8" max x 11'2"  
Door to front, laminate flooring, radiator, store cupboard, stairs leading upstairs, access to:

**CLOAKROOM**  
6'5" x 2'9"  
Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, radiator.

**KITCHEN DINER**  
17" x 13'3"  
UPVC double glazed French doors and x2 windows to rear. Modern fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted oven, fitted four ring hob, fitted sink drainer, laminate flooring, fitted appliances, utility cupboard with space for additional appliances and storage, space for dining furniture, radiator.

**FIRST FLOOR LANDING**  
12'11" x 5'9"  
UPVC double glazed window to front, fitted carpet, radiator, access to:

**LIVING/SITTING ROOM**  
24'6" x 12'5"max  
UPVC double glazed French doors to front and rear, fitted carpet, radiator x2, balcony to the front and balcony to the rear with enclosed patio space.

**MAIN BEDROOM**  
16'1" x 10'8"  
UPVC double glazed window to rear, fitted carpet, radiator.

**SHOWER ROOM ENSUITE**  
7'5" x 8'1" max  
Three-piece suite with wash hand basin, WC, shower cubicle, tiled splashbacks, radiator.

**SECOND FLOOR LANDING**  
15'2" x 5'9"  
UPVC double glazed window to front, fitted carpet, radiator, access to:

**BEDROOM 2**  
11'4" x 13'11"  
UPVC double glazed window to rear, fitted carpet, radiator.



**SHOWER ROOM ENSUITE**  
4'10" x 5'2" max  
Three-piece suite with wash hand basin, WC, shower cubicle, tiled splashbacks, radiator.

**BEDROOM 3**  
15'4" x 9'2"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 4**  
8'4" x 9'10"  
UPVC double glazed window to front, fitted carpet, radiator.

**FAMILY BATHROOM**  
9" x 7'9"  
Obscure uPVC double glazed window to front, fitted three-piece suite with bath, wash hand basin, WC and radiator.

**OUTSIDE**  
Enclosed rear garden, bordered by fencing, large patio area accross the rear of the home and rear of the garage, lawn area with flower and shrub bed surrounding.


**GARAGE**  
Up and over door to front, power and lighting connector, single side door leading into the garden.

**TENURE & TAX BAND.**  
Freehold. Tax band E with Peterborough City Council.

**SERVICES**  
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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