

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

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

01733 303111 info@woodcockholmes.co.uk rightmove △ find your happy







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Charlton Crescent Hampton Vale, Peterborough, PE7 8NH

Guide Price £350,000



Charlton Crescent Hampton Vale, Peterborough PE78NH

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
- 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*

ENTRANCE HALL

12'8" max x 11'2"

Door to front, laminate flooring, radiator, store cupboard, stairs leading upstairs,

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,

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

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

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.

Up and over door to front, power and lighting connecter, single side door leading into the

TENURE & TAX BAND.

Freehold. Tax band E with Peterborough City Council.

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

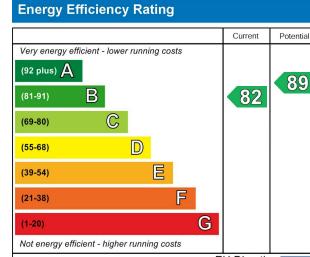
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

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

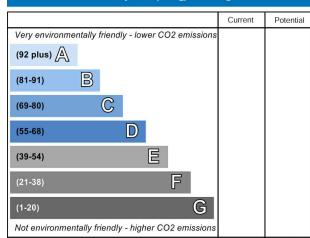
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.



England & Wales

2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC





Viewings: By appointment Guide Price £350,000