



12 Tudor Avenue

Hampton Vale PE7 8EJ

Offers in the region of £421,000



# 12 Tudor Avenue

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Brilliantly sized and presented property on Tudor Avenue, a very popular part of Hampton Vale. This property comprises of;

Ground Floor, entrance hall with under stairs cupboard, double doors to the family room, double doors to the lounge with double doors to the sunroom, two sets of double doors to the garden, dining room with double doors to the garden and open to the kitchen, utility room with door to the lobby. The detached double garage has been tastefully converted to offer a good sized multi functioning room, store cupboard and externally accessed store room.

First Floor- landing with airing cupboard, four bedrooms, two en suites and a family bathroom. Bedroom one benefitting from built in wardrobes.

Outside- the frontage is enclosed with iron railings with a lawned garden, bushes and shrubs behind, parking space to the side, driveway leading to the gated driveway and side access. To the rear of the property, an enclosed garden mainly laid to lawn and patio with a mixture of established trees and plants.

This property is within easy reach of all Hampton has to offer and close to major transport links. This property has to be viewed to be appreciated.

Tenure: Freehold

Council Tax Band: E





Ground Floor

Entrance Hall

Lounge  
23'6" x 12'0" (7.17m x 3.67m)

Family Room  
13'3" max x 9'2" max (4.05m max x 2.81m max)

Sun Room  
12'2" x 10'2" (3.72m x 3.11m)

Dining Room  
13'6" x 9'3" (4.14m x 2.84m)

Kitchen  
12'1" x 10'4" (3.69m x 3.16m)

Utility Room

Lobby

Office  
17'3" max x 12'7" max (5.28m max x 3.85m max)

Store Room

W/C

First Floor

Landing

Bedroom One  
13'10" max x 12'4" max (4.23m max x 3.77m max)

En Suite

Bedroom Two  
13'2" x 10'0" (4.03m x 3.06m)

En Suite

Bedroom Three  
12'10" max x 10'0" max (3.93m max x 3.07m max)

Bedroom Four  
11'2" max x 8'6" max (3.41m max x 2.60m max)

Family Bathroom

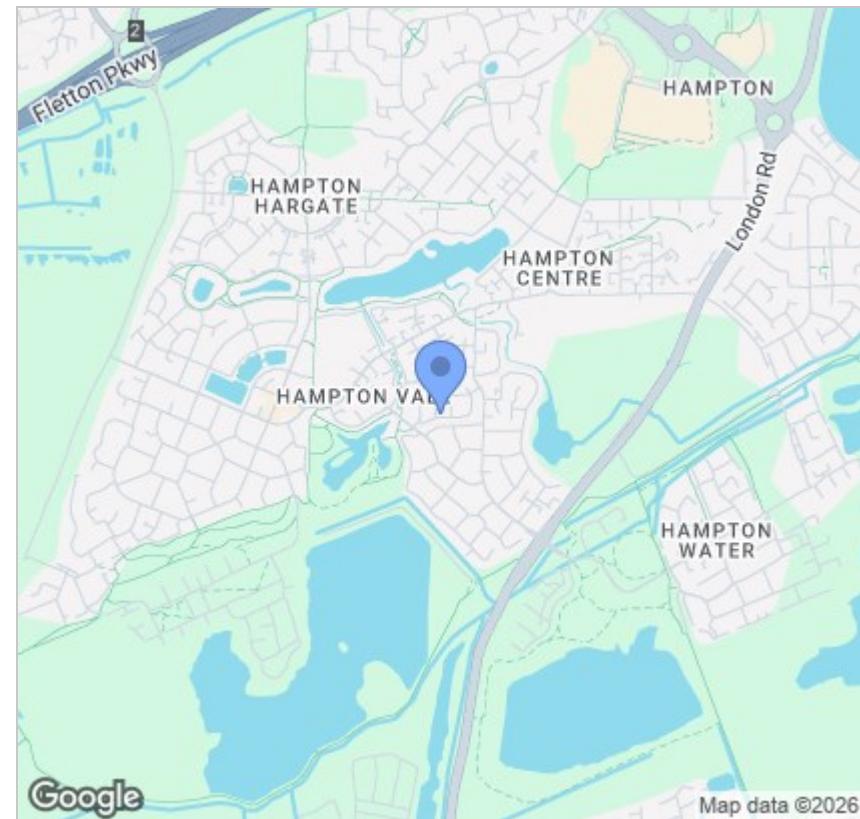
## Floor Plan



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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