

Firmin & Co. Estate Agents

256 West Lake Avenue

Hampton Vale PE7 8LN

Offers in excess of £345,000

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Brilliantly presented extended property on West Lake Avenue, Hampton Vale.

This semi detached home comprises of;

Ground Floor- entrance hall, w/c, double doors to the family room, re-fitted kitchen area with understairs storage, lounge with sliding doors to extension which is the re-fitted kitchen/dining room with can also we accessed via the kitchen area, door to the garden.

First Floor- landing with airing cupboard, three bedrooms, bedroom one with sliding doors to the dressing room and access to the re-fitted en suite shower room, bedroom two with fitted bedroom furniture, family bathroom.

Outside- the frontage is enclosed with railings and laid with gravel and paved path, side vehicular access leading to the single garage. To the rear, an enclosed garden laid to patio and lawn with rear access.

This property is within easy reach of all the amenities Hampton has to offer and major transport links.

Tenure: Freehold
Council Tax Band: C

























Ground Floor

Entrance Hall

Lounge
16'5" x 10'2" (5.02m x 3.11m)

Family Room
10'2" max x 7'10" max (3.10m max x 2.40m max)

Kitchen/Dining Room
26'2" x 9'7" (7.98m x 2.93m)

Kitchen Area
14'2" max x 8'3" max (4.32m max x 2.53m max)

W/C

First Floor

Bedroom One
10'5" x 9'10" (3.19m x 3.01m)

Dressing Room
7'1" x 6'6" (2.18m x 2.0m)

En Suite

Bedroom Two
9'8" max x 9'3" max (2.95m max x 2.83m max)

Bedroom Three
11'1" x 6'10" (3.38m x 2.09m)

Family Bathroom

Floor Plan

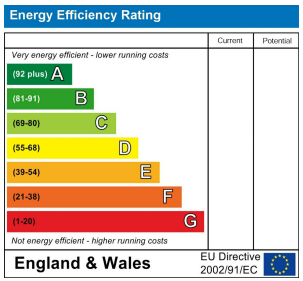


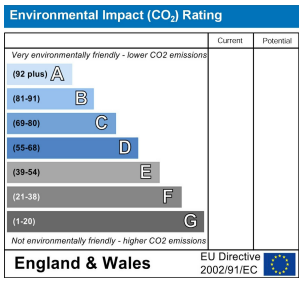
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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