



39 Evergreen Drive

Hampton Hargate PE7 8FW

Offers in the region of £195,000

## 39 Evergreen Drive

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Well proportioned coach house on Evergreen Drive, a popular part of Hampton Hargate.

This property comprises of;

Ground Floor- entrance hall with door to the garage. Electric garage door and understairs storage.

First Floor- kitchen area with breakfast bar and window to the front, open to the lounge area with windows to the front and rear. Two bedrooms, bedroom one benefitting from built in storage and a re-fitted en suite, bedroom two benefitting from a built in wardrobe. Re-fitted bathroom.

This property benefits gated rear access to the driveway and garage, close to all Hampton has to offer and major transport links. No Forwarding Chain.

Tenure: Freehold  
Council Tax Band: B



Ground Floor

Entrance Hall

Garage

16'7" max x 9'3" max (5.07m max x 2.84m max)

First Floor

Kitchen Area

9'5" x 8'1" (2.88m x 2.47m)

Lounge Area

16'4" max x 10'1" (5.0m max x 3.08m )

Bedroom One

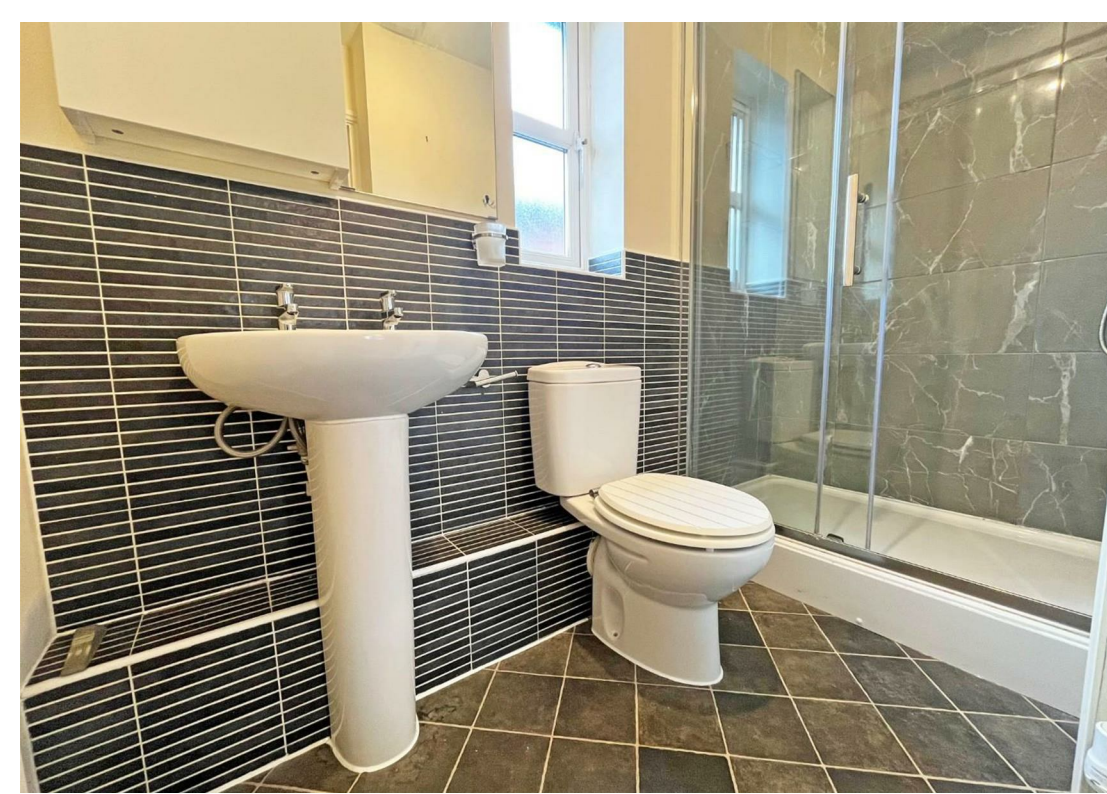
10'0" max x 9'6" max (3.07m max x 2.90m max)

En Suite

Bedroom Two

7'10" max x 7'7" max (2.40m max x 2.32m max)

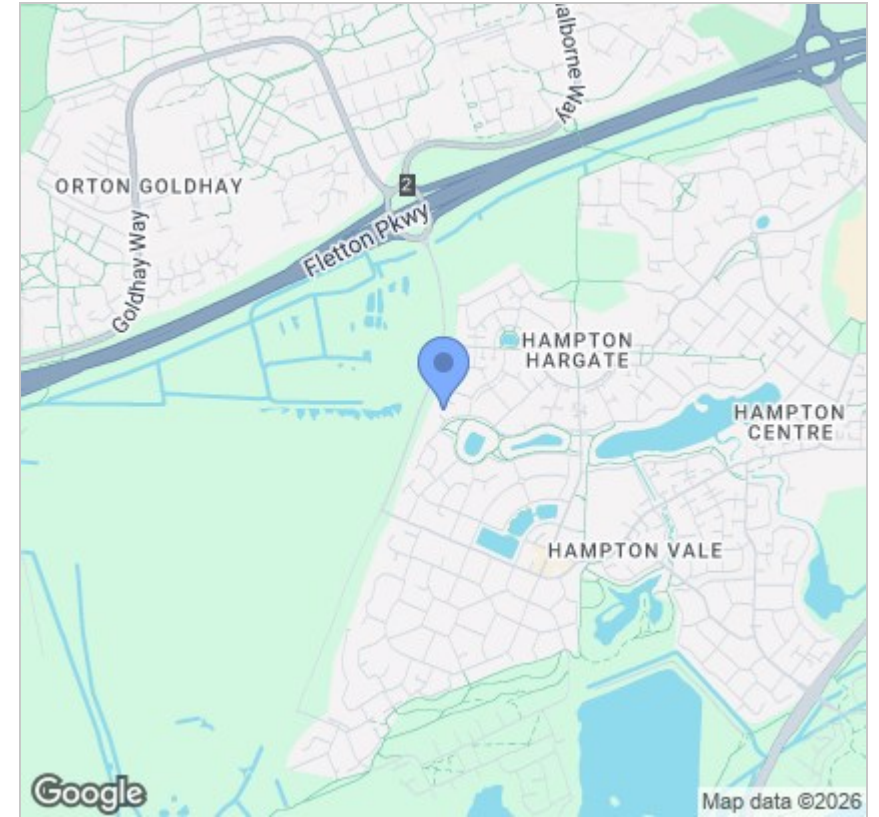
Bathroom



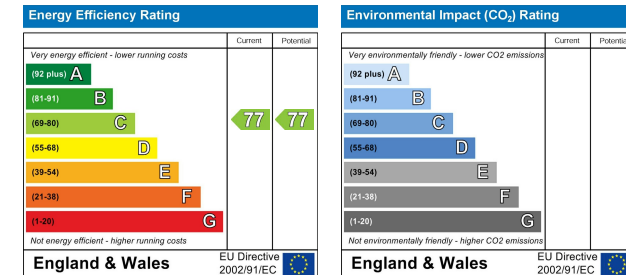
## Floor Plan



## 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.

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