



Beaumont Way, Hampton Hargate Peterborough

**£245,000** Freehold

**Sharman  
Quinney**

# Key Features



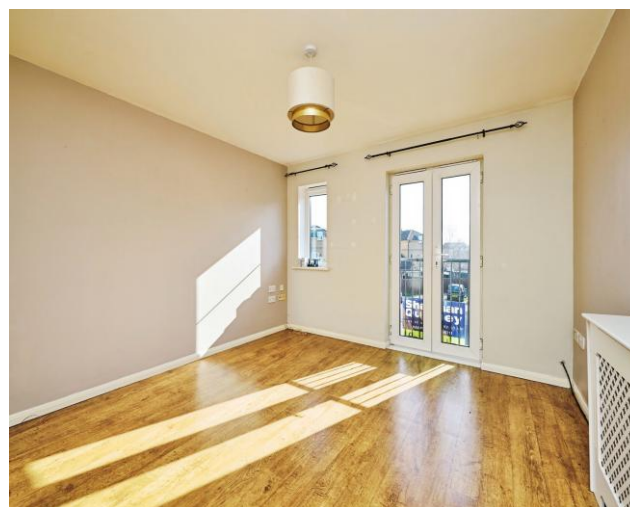
- Town House
- Three Storey Living
- 3 Bedrooms
- Kitchen/Breakfast Room
- En-Suite to Bedroom 1
- Off Road Parking
- Garage

The accommodation comprises of, entrance hall, kitchen/breakfast room, downstairs cloakroom.

On the first-floor landing is the cozy lounge, bedroom 2 and separate Wc.

On the second floor is bedroom 1 with an ensuite shower room, bedroom 3 and family bathroom.

Outside the rear garden offers a nice environment for the family to enjoy their outdoor activities together, parking, no problem, the driveway to the front provides off road parking for one car whilst giving access to the single integral garage.



Entrance Hall

Door to garage

Downstairs cloakroom

Kitchen/breakfast Room

3.66m ex recess x 3.61m max (12'0" ex recess x 11'10" max)

First floor

Lounge

4.11m x 3.63m (13'06" x 11'11")

Bedroom 2

3.66m x 2.69m into recess (12'0" x 8'10" into recess)

Separate Wc

Stairs to second floor

Bedroom 1

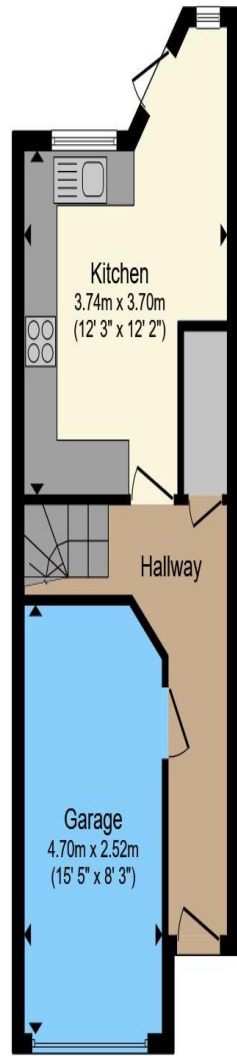
3.68m x 3.58m restricted ceiling height (12'01" x 11'09" restricted ceiling height)

Ensuite

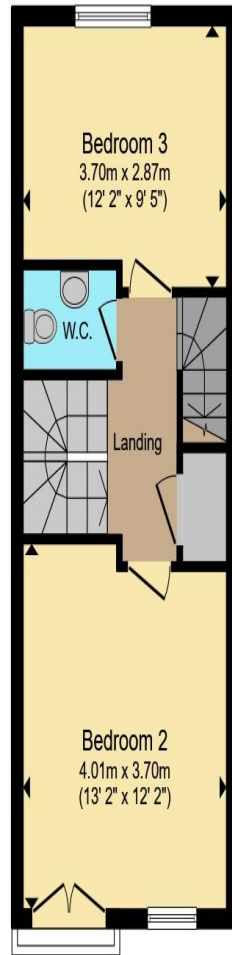
Bedroom 3

3.66m x 2.44m (12'0" x 8'0")

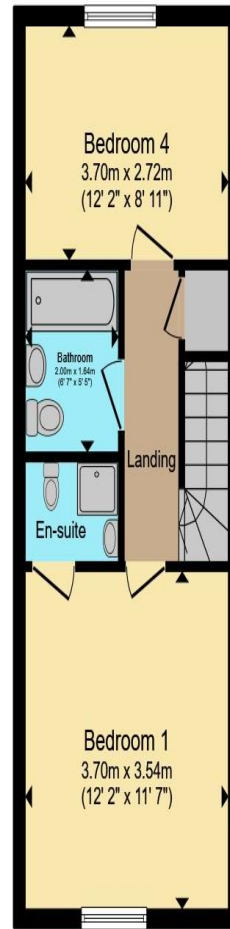




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 107.7 m<sup>2</sup> (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Family bathroom

Outside the rear garden offers a nice environment for the family to enjoy their outdoor activities together, parking, no problem, the driveway to the front provides off road parking for one car whilst giving access to the single integral garage 5.16m x 2.57m (16'11" x 8'05").

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

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