Firmin & Co.
Estate Agents

22 Coppen Road

Hampton Vale PE7 8JR

Offers in the region of £360,000

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Set in a popular location within Hampton Vale & ideally close to local amenities and schools nearby is this well presented, semi detached town house.

This property comprises of;

Ground Floor- light & airy entrance hall with stairs leading to the first floor and a downstairs cloakroom. From the hallway, doors lead to a modern fitted kitchen/dining room with double doors to the garden, utility room with door to the garden, lastly, further door from the hall. provides access into a good size office/snug space with double doors to the front aspect.

Venturing up to the first floor, there are, two decent size bedrooms, shower room comprising of a three piece suite, and a family lounge with two sets of double doors leading to the balcony.

Second Floor & landing, leads to the main bedroom with dressing area and an en suite shower room, with a further bedroom off the landing and a three piece family bathroom.

Outside- Graveled front garden with shared driveway to the side leads to a single garage, with further gated access into the rear garden. To the rear of the property, an enclosed rear garden which is mainly laid.

Tenure: Freehold
Council Tax Band: D

Entrance Hall:

Downstairs Cloakroom:

Study/Snug:
9'3" x 12'11" (2.84m x 3.95m)

Kitchen/Diner:
11'11" x 16'10" (3.65m x 5.14m)

Utility Room:
8'5" x 6'7" (2.57m x 2.02m)

First Floor & Landing:

Lounge:
10'10" x 17'6" max (3.32m x 5.35m max)

Bedroom 3:
10'9" x 9'1" plus door recess (3.28m x 2.78m plus door recess)

Bedroom 4:
7'3" x 8'2" (2.21 x 2.51m)

Shower Room:

Second Floor & Landing:

Bedroom 1:
11'8" x 9'3" plus door recess (3.57m x 2.84m plus door recess)

Dressing Area:

En-suite:

Bedroom 2:
8'3" x 10'9" (2.52m x 3.28m)

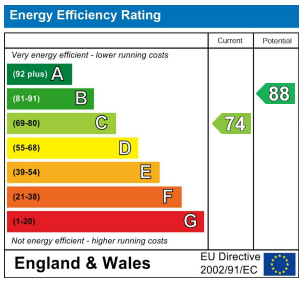
Family Bathroom:

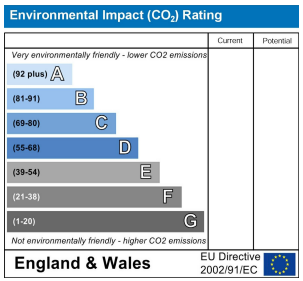
Floor Plan

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.

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