



159 Hargate Way
Hampton Hargate PE7 8FL
£315,000

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Firmin & Co are pleased to offer for sale with no upward chain, this well maintained, House of Multiple Occupancy (HMO) which is situated on Hargate Way, Hampton Hargate a popular area within the Hampton's and ideally situated near to both local amenities with excellent transport links nearby.

This property comprises of;

Ground Floor- entrance hall with door to the garage, downstairs cloakroom and under stairs cupboard. Kitchen/Diner with double doors to the garden.

First Floor- landing, offers two rental rooms, and a three piece bathroom.

Second Floor- landing with airing cupboard, leads to three rental rooms, with two of the rooms benefiting from en-suite facilities.

Third Floor- offers an, open plan room with kitchen area and enjoying en suite facilities.

Outside- driveway to the front, enclosed rear garden mainly laid to lawn.

The total income for this property is in the region of £38,640 per annum.

Tenure: Freehold
Council Tax Band: F





Entrance Hall:

Downstairs Cloakroom:

Kitchen/Diner:
16'4" max x 18'5" max (5.00 max x 5.62m max)

First Floor & Landing:

Bedroom 2:
16'3" x 18'6" (4.96m x 5.66m)

Bedroom 5:
9'11" max x 17'8" max (3.04m max x 5.39m max)

Bathroom:
5'8" x 9'1" (1.73m x 2.78m)

Second Floor & Landing:

Bedroom 3:
12'0" x 10'4" (3.68m x 3.16m)

En-Suite Bathroom
5'11" x 9'0" (1.82m x 2.76m)



Bedroom 4:
11'6" x 10'9" (3.51m x 3.30m)

En-Suite Shower Room:
5'10" x 5'10" (1.78m x 1.78m)

Bedroom 6:
8'8" plus wardrobe x 7'10" (2.66m plus wardrobe x 2.41m)

Third Floor

Open Plan Bedroom/Kitchen:
22'0" plus window recess x 13'6" max (6.72m plus window recess x 4.14m max)

En-Suite Shower Room:
9'6" max x 6'7" max (2.91m max x 2.01m max)

Garage:
18'6" x 8'8" (5.65m x 2.66m)



Floor Plan



Viewing

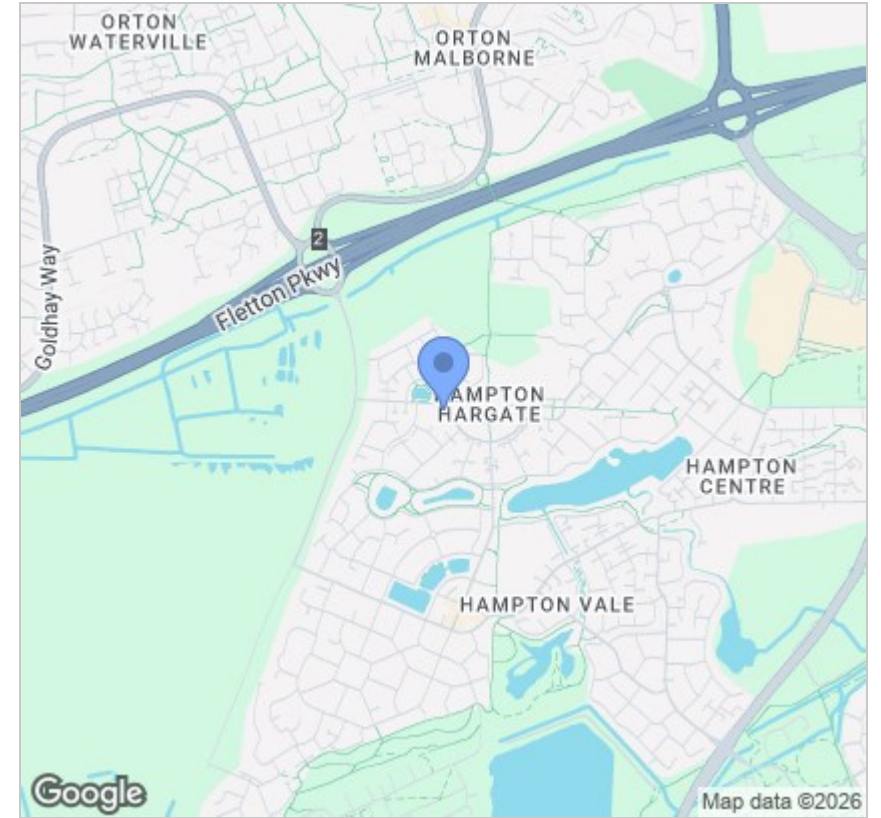
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

