



6 Gavel Street

Hampton Vale PE7 8HE

Offers in the region of £425,000

## 6 Gavel Street Hampton Vale PE7 8HE

Brilliantly presented detached property on Gavel Street, a popular part of Hampton Vale.

This property comprises of;

Ground Floor- entrance hall, w/c, double doors to the lounge with double doors to the garden, double doors to the dining area leading through to the re-fitted kitchen with utility room off with door to the garden.

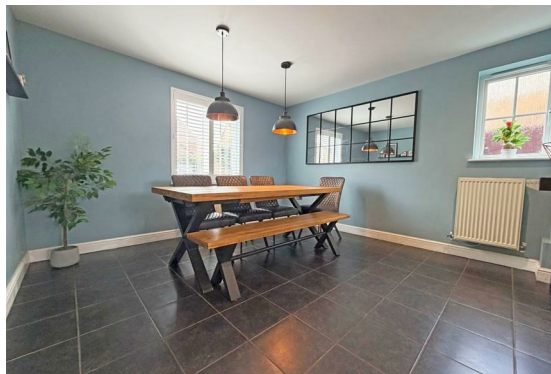
First Floor- landing, bedroom one with dressing area and re-fitted en suite shower room, bedroom four and the family bathroom.

Second Floor- landing, bedrooms two, three and five. Bedroom two benefitting from an en suite.

Outside- gated double driveway leading to the converted garage and side access. The garage has been transformed into an extra external room currently used as lounge/gym. To the rear of the property, an enclosed garden mainly laid to artificial grass and decking.

This property is within easy reach of local amenities, major transport links and has to be viewed to appreciate what this property offers.

Tenure: Freehold  
Council Tax Band: E





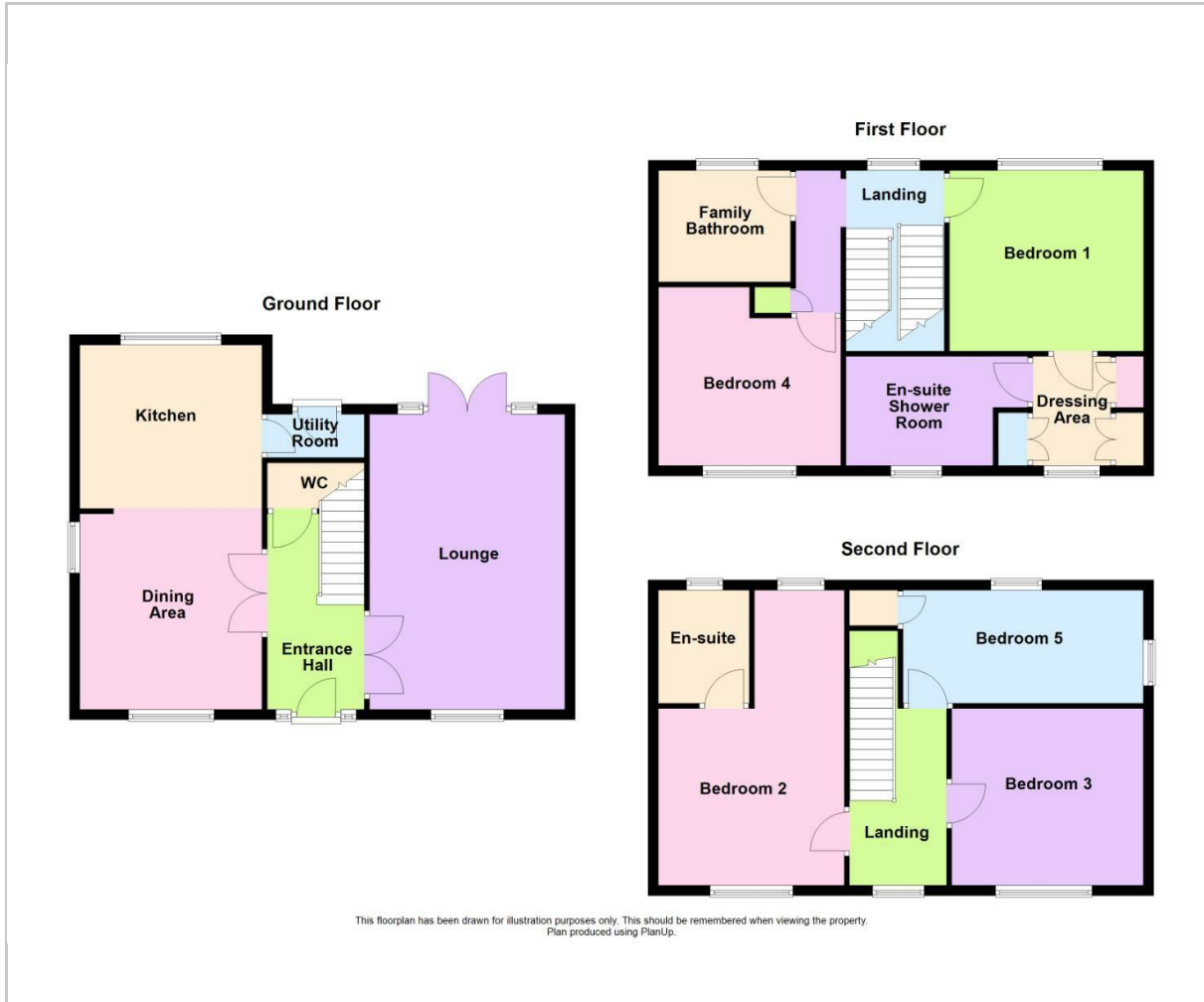
Ground Floor  
Entrance Hall  
Lounge  
18'11" x 12'6" (5.77m x 3.82m)  
W/C  
Dining Area  
12'6" x 11'8" (3.83m x 3.56m)  
Kitchen  
11'8" x 10'5" (3.56m x 3.20m)  
Utility Room  
First Floor  
Landing  
Bedroom One  
12'5" x 11'8" (3.81m x 3.57m)  
Dressing Area



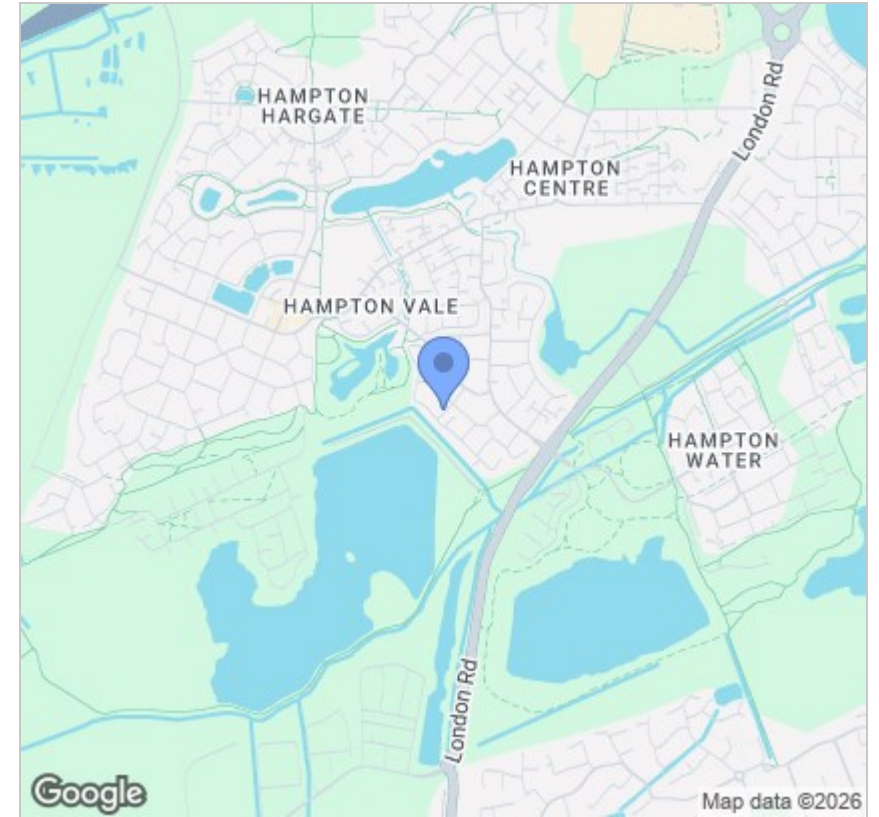
En Suite Shower Room  
Bedroom Four  
11'8" max x 11'6" max (3.58m max x 3.51m max)  
Family Bathroom  
Second Floor  
Landing  
Bedroom Two  
19'0" max x 11'11" max (5.81m max x 3.65m max)  
En Suite  
Bedroom Three  
12'8" x 11'4" (3.88m x 3.47m)  
Bedroom Five  
15'11" x 7'4" (4.86m x 2.25m)



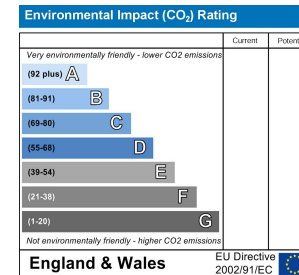
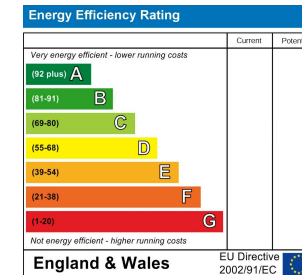
## Floor Plan



## 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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