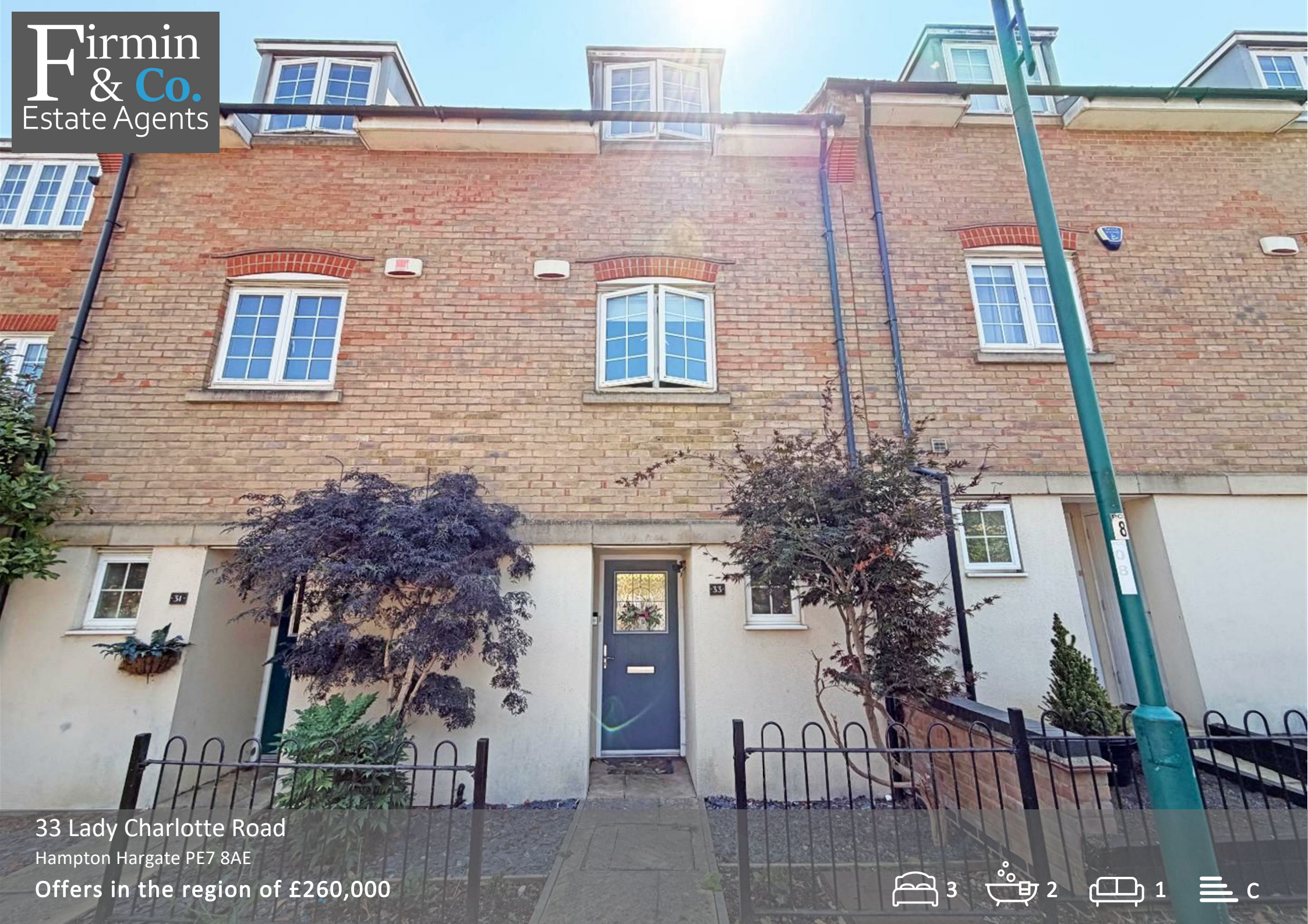




33 Lady Charlotte Road

Hampton Hargate PE7 8AE

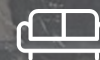
Offers in the region of £260,000



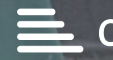
3



2



1



c

33 Lady Charlotte Road

Hampton Hargate PE7 8AE

Nicely presented and well proportioned property on Lady Charlotte Road, a popular road in Hampton Hargate.

This property comprises of;

Ground Floor- entrance hall, utility/wc, kitchen area with understairs storage, lounge area through to the dining area with double doors to the garden.

First Floor- landing, originally the first floor lounge with Juliet Balcony but commonly used as a bedroom, bedroom four and re-fitted family bathroom.

Second Floor- landing, bedroom one, re-fitted en suite shower room, bedroom three with built in cupboard.

Outside- front enclosed with iron railings, low maintenance laid to shingles. To the rear of the property an enclosed garden with lawned and decked areas, rear access to the garage and parking.

This property is within easy reach of all Hampton has to offer and major transport links- this property has to be viewed to be appreciated.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

Utility/WC

8'4" x 4'11" max (2.56m x 1.51m max)

Kitchen Area

9'10" x 8'6" (3.02m x 2.61m)

Lounge Area

11'10" x 10'3" (3.63m x 3.14m)

Dining Area

11'11" x 6'10" (3.64m x 2.10m)

First Floor

Landing

Lounge/Bedroom Two

11'10" x 11'10" (3.61m x 3.61m)

Bedroom Four

11'10" max x 9'3" max (3.61m max x 2.84m max)

Family Bathroom

Second Floor

Landing

Bedroom One

11'10" x 11'10" (3.63m x 3.62m)

En Suite

Bedroom Three

11'11" max x 10'7" max (3.64m max x 3.24m max)



Floor Plan



Viewing

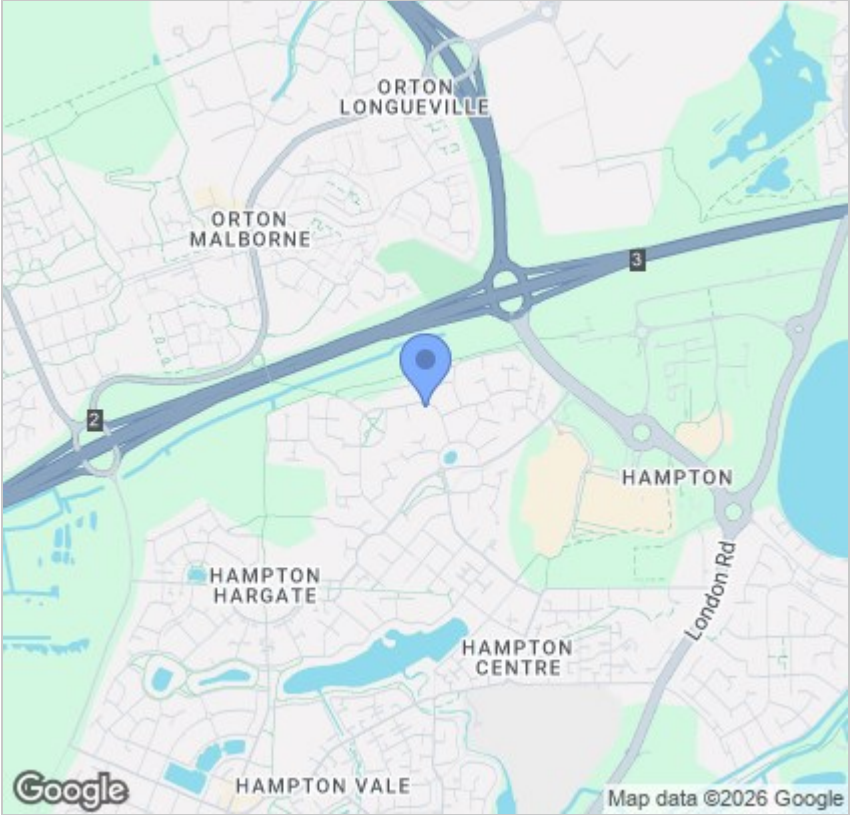
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

