

Kite Way

Hampton Vale, Peterborough, PE7 8PT

Modern and exceptionally well presented five bedroom townhouse set within a quiet cul-de-sac position overlooking attractive open green space to the front. Offering versatile accommodation across three floors including two ensuite shower rooms, spacious lounge with Juliette balcony, kitchen/diner, integral garage and enclosed rear garden. Ideally located close to local amenities, schools, nature reserve walks and excellent transport links.

£1,650 PCM

Kite Way

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- Modern 5 Bedroom Townhouse
- Cul-De-Sac Position Overlooking Open Green Space
- Spacious Lounge with Juliette Balcony
- Kitchen/Diner Opening onto the Garden
- 2 Ensuite Shower Rooms + Family Bathroom
- Versatile Study/Bedroom 5
- Integral Garage & Driveway Parking
- Enclosed Rear Garden with Patio Area
- Close to Local Schools, Amenities & Nature Reserve
- Please see attached Key Fact for Buyers for Material Information

Entrance Hall

Cloakroom

Kitchen/Diner

18'0" x 12'10" max (5.49 x 3.91 max)

First Floor Landing

9'9" x 7'6" (2.97 x 2.29)

Living Room

20'4" x 9'8" (6.20 x 2.95 (6.19 x 2.94))

Bedroom 2

20'4" x 9'8" (6.20 x 2.95 (6.19 x 2.94))

Ensuite

Study/Bedroom 5

5'10" x 7'6" (1.78 x 2.29)

2nd Floor Landing

Bedroom 1

9'2" x 10'7" (2.79 x 3.23)

Ensuite.

Bedroom 3

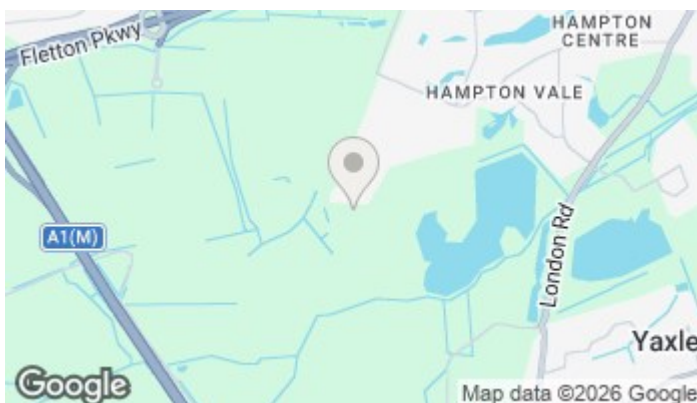
12'2" x 10'1" (3.71 x 3.07)

Bedroom 4

12'2" x 7'5" (3.71 x 2.26)

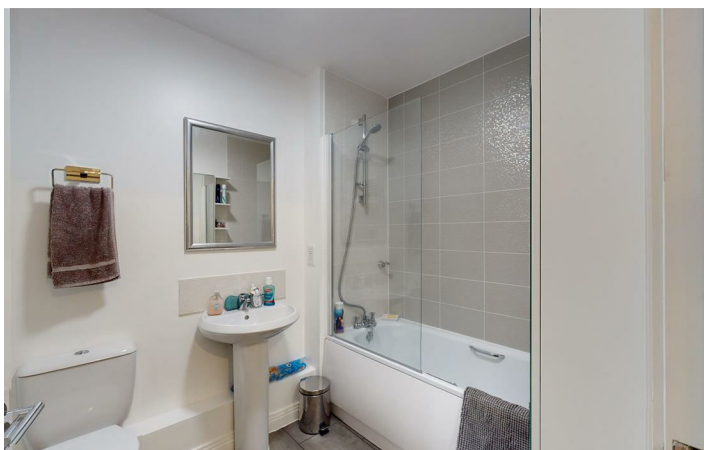
Fully Enclosed Rear Garden

Off Street Parking and Integral Single Garage

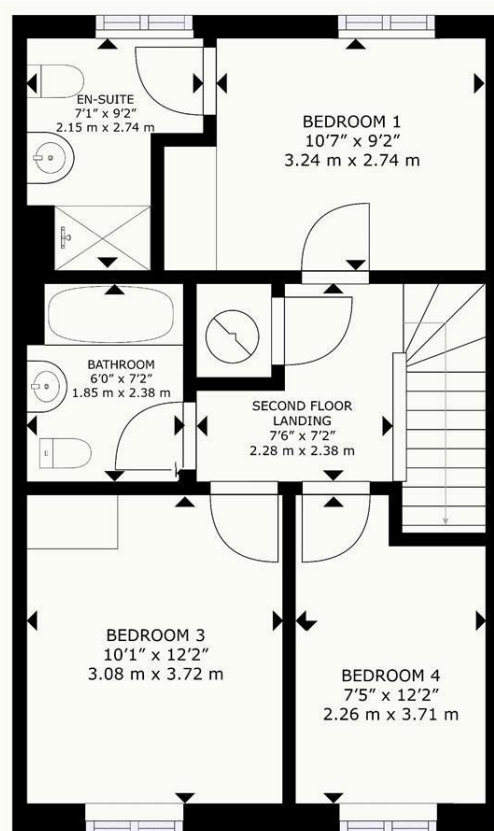
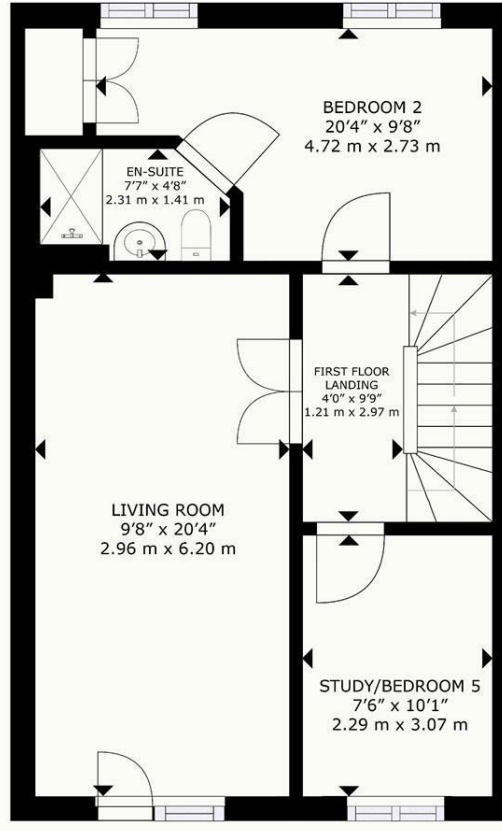
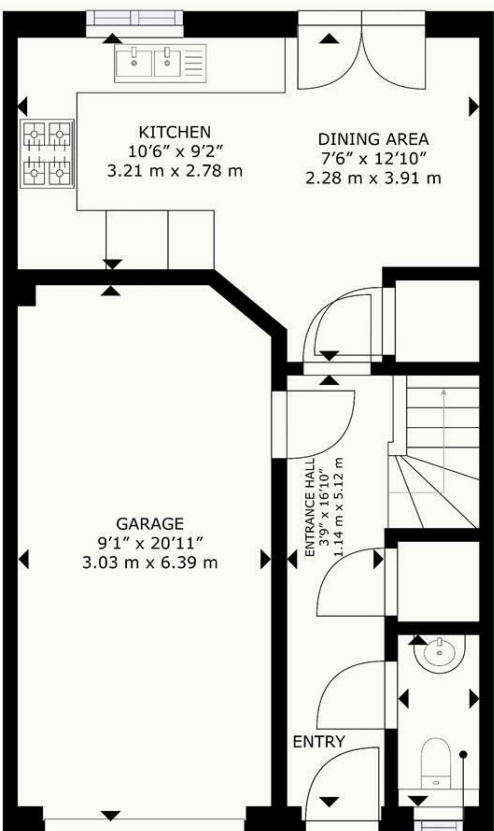


Directions

Please use the following postcode for Sat Nav guidance - PE7 8PT



Floor Plan



WC
3'3" x 7'1"
0.98 m x 2.15 m

GROSS INTERNAL AREA
1ST FLOOR: 306 sq. ft, 28 m²
2ND FLOOR: 520 sq. ft, 48 m²
2ND FLOOR: 513 sq. ft, 47 m²
EXCLUDED AREA: GARAGE: 189 sq. ft, 17 m²
REDUCED HEADROOM BELOW
2.31 M: 24 sq. ft TOTAL: 1,339 sq. ft, 123 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	