FITZJOHN
SALES & LETTINGS

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8 Knighton Close
Hampton Vale Peterborough PE7 8LJ

Asking price £280,000

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Located in Hampton Vale is this detached family home offering three bedrooms, en suite to master bedroom and a detached single garage. Accommodation comprises cloakroom to ground floor, impressive 5.6m lounge and kitchen diner, UPVC double glazing, family bathroom, gas central heating, enclosed rear garden with patio, driveway to rear and detached single garage.







Entrance Hall Radiator, wooden laminate flooring, stairs, door to:

Kitchen/Diner 5.61m (18'5") x 2.74m (9') Fitted with a matching range of base and eye level units with worktop space over with underlighting, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, gas and electric points for cooker, window to front, radiator, double door, door to:

Cloakroom Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks.

Living Room 5.61m (18'5") x 3.12m (10'3") Window to side, window to front, feature coal effect gas fireplace set in surround, two radiators, fitted carpet, telephone point, TV point, door to rear garden.

First Floor Landing Window to rear, radiator, fitted carpet, coving to ceiling, access to loft hatch, door to:

Bedroom 3 2.82m (9'3") x 2.03m (6'8") Window to side, radiator, fitted carpet, coving to ceiling with sunken ceiling spotlight.

Bedroom 2 3.00m (9'10") x 2.77m (9'1") Window to front, radiator, fitted carpet, TV point, double door, door to:

Bathroom Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, window to front, radiator, vinyl flooring, door to:

Bedroom 1 3.25m (10'8") x 3.21m (10'6") Window to side, radiator, fitted carpet, telephone point, TV point, coving to ceiling with sunken spotlight, two double doors to built in wardrobe. Door to :

En-suite Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle and low-level WC, tiled surround, window to front, radiator.

Outside:
Enclosed by brick wall and wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated side access to rear.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

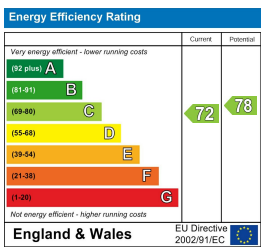
Area Map

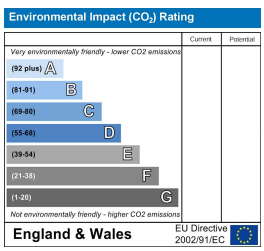


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract