



**FITZJOHN**  
SALES & LETTINGS

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## 2 Lady Charlotte Road Hampton Hargate Peterborough PE7 8AF

Offers in excess of £285,000



A modern detached family home located in Hampton Hargate within easy access to Hampton School, shops, City Centre and the A1m. The property benefits from two reception rooms, modern kitchen diner, lounge, separate dining room, cloakroom, three bedrooms, en suite and family bathroom. A double width driveway provides off road parking for several vehicles and good sized enclosed garden can be found to the rear with feature decking area. AN EARLY VIEWING IS ESSENTIAL !!!



Entrance Porch

Lounge 5.41m (17'9") max x 3.32m (10'11")

Inner Hallway

Cloakroom

Kitchen/Dining Room 5.76m (18'11") x 2.39m (7'10")

Dining Room 5.02m (16'6") x 2.34m (7'8")

First Floor Landing

Bedroom 1 3.42m (11'2") x 3.36m (11') max

En-suite

Bedroom 2 3.46m (11'4") x 2.62m (8'7")

Family Bathroom

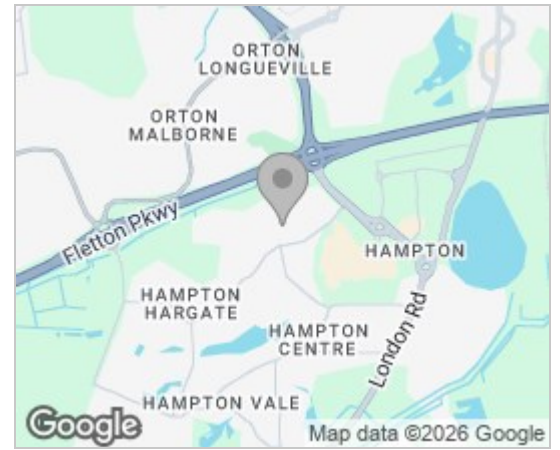
Bedroom 3 3.46m (11'4") x 3.04m (10')

### OUTSIDE

Good sized enclosed garden to rear with panelled fencing, laid to lawn, paved seating area and decked seating area. Double width driveway to front providing off road parking for several vehicles.

\*\*\* 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

