

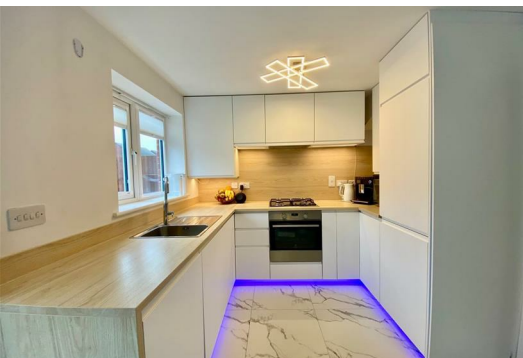


## 44 Fairhaven Hampton Gardens Peterborough PE7 8RF

Guide price £270,000

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\*\*\* GUIDE PRICE £270,000 - £275,000 \*\*\* A well presented modern semi detached home located in the sought after development of Hampton Gardens. Accommodation comprises three bedrooms, en suite to master bedroom, refitted kitchen diner with integrated appliances and ground floor cloakroom/utility. To the rear of the property is a good sized enclosed garden with timber decked seating area. The converted garage provides office space with cloakroom and air conditioning unit. A driveway provides off road parking for two vehicles. \*\*\* IDEAL FIRST TIME BUY \*\*\*



Entrance Hall

Kitchen/Dining Room 4.68m (15'4") x 2.69m (8'10")

Living Room 4.35m (14'3") x 3.69m (12'1") max

Cloakroom

Cloakroom / Utility Room 2.68m (8'9") x 0.91m (3')

First Floor Landing

Family Bathroom

Bedroom 1 3.59m (11'9") x 3.19m (10'6")

En-suite Shower Room

Bedroom 2 2.81m (9'3") x 2.32m (7'7")

Bedroom 3 2.32m (7'7") x 1.78m (5'10")

### OUTSIDE

Enclosed garden to rear with panelled fencing, artificial lawn area, timber decked seating area and driveway providing off road parking for two vehicles. Converted garage - Office / Garage 4.26m (14') x 2.68m (8'9") with cloakroom and air conditioning unit.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. 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

