



FITZJOHN
SALES & LETTINGS

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31 Mid Water Crescent Hampton Vale Peterborough PE7 8JT

Guide price £375,000



*** GUIDE PRICE £375,000 - £395,000 *** Detached family home in the sought after location of Hampton Vale, well presented throughout and offering spacious accommodation. The property offers four double bedrooms, two en suites, refitted modern kitchen with utility and bathroom and three reception rooms. Outside is an enclosed rear garden and double width driveway to the double garage. *** VIEWING IS RECOMMENDED ***



Porch 1.48m (4'10") x 0.85m (2'9")

Entrance Hall 3.90m (12'9") max x 2.48m (8'2")

Cloakroom 2.04m (6'8") x 0.85m (2'9")

Family Room 3.65m (12') x 3.43m (11'3")

Study 2.36m (7'9") x 2.00m (6'7")

Lounge/Dining Room 6.40m (21') x 3.53m (11'7")

Kitchen 3.53m (11'7") x 3.32m (10'11")

Utility 2.08m (6'10") x 1.33m (4'4")

First Floor Landing

Bedroom 1 4.56m (15') x 3.12m (10'3")

En-suite 2.66m (8'9") max x 1.53m (5')

Bedroom 2 3.84m (12'7") x 3.32m (10'11")

En-suite 2.28m (7'6") x 1.62m (5'4")

Bedroom 3 4.77m (15'8") max x 2.66m (8'9")

Bathroom 1.92m (6'4") x 1.73m (5'8")

Bedroom 4 3.44m (11'4") x 2.28m (7'6")

OUTSIDE

Enclosed garden to rear with paved patio seating area, lawn area, panelled fencing and courtesy door to garage. Double width driveway leads to the double garage.

*** 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

