



74 Albert Crescent Hampton Vale Peterborough PE7 8NP

Guide price £269,000



A well presented modern Townhouse, Built by Morris Homes, located in Hampton Vale and within easy reach of local schools, shops and road links. Accommodation comprises three bedrooms, en suite to bedroom one, kitchen with integrated appliances, dining area, lounge and separate cloakroom. Outside is an enclosed garden to the rear with patio seating area and an integral garage with electric roller door. *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Porch 1.87m (6'2") x 1.11m (3'8")

Hallway 6.25m (20'6") max x 2.02m (6'7")

Cloakroom 1.72m (5'8") x 0.81m (2'8")

Bedroom 3 2.96m (9'9") x 2.71m (8'11")

First Floor Landing 4.17m (13'8") x 2.08m (6'10")

Kitchen 2.71m (8'11") x 2.03m (6'8")

Dining Area 2.71m (8'11") x 2.04m (6'8")

Lounge Area 4.83m (15'10") x 3.38m (11'1")

Second Floor Landing

Bedroom 1 3.15m (10'4") x 2.00m (6'7")

En-suite 2.40m (7'11") x 0.92m (3')

Bedroom 2 3.34m (10'11") x 2.40m (7'11")

Family Bathroom 2.32m (7'7") x 2.17m (7'1")

OUTSIDE

Enclosed garden to rear with panelled fencing, laid to lawn and paved patio seating area. Integral garage 5.16m (16'11") x 2.71m (8'11") with electric roller door.

*** 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

