



FITZJOHN
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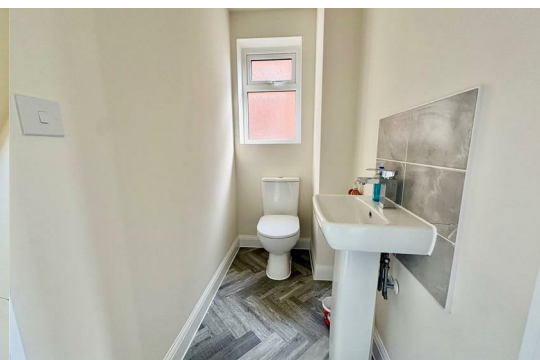


85 Southwold Drive Hampton Beach Peterborough PE7 8XW

£1,200



Brand-new, energy efficient two-bed semi-detached home with solar panels reducing electricity costs. First-time let offering a pristine, show-home feel. Features gas heating, driveway for two cars, and a larger than average garden ideal for families seeking modern, cost effective living.



Ground Floor

Hall 1.05m (3'5") x 0.79m (2'7")

Living Room 3.91m (12'10") x 3.66m (12')

Window to front, radiator, karndean flooring, telephone point, TV point, stairs.

WC 1.88m (6'2") x 1.04m (3'5")

Window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator, karndean flooring, door to:

Cupboard

Kitchen 3.91m (12'10") x 3.47m (11'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two windows to rear, karndean flooring, door, double door.

First Floor

Landing 1.91m (6'3") x 1.85m (6'1")

Fitted carpet, loft hatch, door to:

Bedroom 2 3.91m (12'10") x 2.26m (7'5")

Window to rear, radiator, fitted carpet, door to:

Bathroom 1.91m (6'3") x 1.85m (6'1")

Fitted with three piece suite with comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, window to side, radiator, karndean flooring, door to:

Bedroom 1 3.91m (12'10") max x 2.90m (9'6")

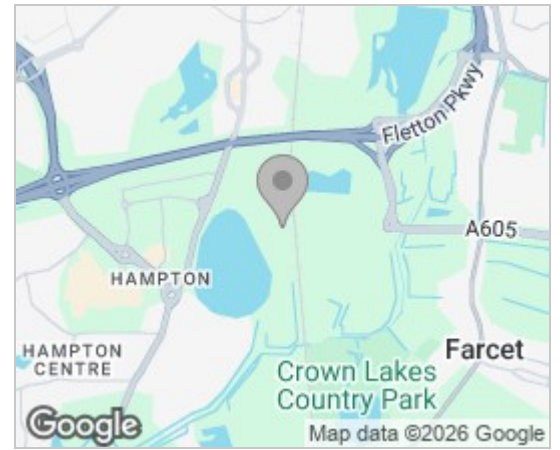
Window to front, radiator, door to:

Cupboard

Outside:

Enclosed by wooden panelled fence, paved patio, mainly laid to lawn, timber garden shed, gated side access to front.

Area Map



Floor Plans



Energy Efficiency Graph

