



**FITZJOHN**  
SALES & LETTINGS

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# 1 Adlington Close Hampton Gardens Peterborough PE7 8QY

Guide price £169,000



\*\*\* GUIDE PRICE £169,000 - £175,000 \*\*\* A modern ground floor flat located in Hampton Gardens, within easy reach of road links, schools and shops. Accommodation comprises modern open plan living, dining and kitchen area, two bedrooms, master with en suite and bathroom. Outside is two allocated parking spaces. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance Hall 2.55m (8'4") x 2.00m (6'7")

Open Plan Living, Dining & Kitchen

Bedroom 2 2.86m (9'5") x 2.77m (9'1")

Bedroom 1 3.76m (12'4") x 2.85m (9'4")

En-suite 1.73m (5'8") x 1.56m (5'1")

Bathroom 2.26m (7'5") x 1.56m (5'1")

**OUTSIDE**

Two allocated tandem parking spaces.

\*\*\* 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**

