



**FITZJOHN**  
SALES & LETTINGS

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## 62 Rosewood Way Hampton Gardens Peterborough PE7 8QZ

Guide price £325,000



Located in the sought after area of Hampton Gardens is this detached, well presented, modern family home positioned on a corner plot. The property offers three bedrooms, en suite to master, separate downstairs cloakroom and utility plus a modern kitchen diner with integrated appliances. A driveway to the side of the property provides off road parking for several vehicles. A good sized enclosed garden can be found to the rear with timber constructed store/workshop. \*\*\* AN EARLY VIEWING IS A MUST \*\*\*



Entrance Hall 3.96m (13') x 1.51m (4'11")

Kitchen/Diner 5.48m (18') x 2.83m (9'3")

Lounge 3.87m (12'9") max x 3.74m (12'3")

Cloakroom 1.62m (5'4") x 0.92m (3')

Utility 2.16m (7'1") x 1.62m (5'4")

First Floor Landing

Bathroom 2.09m (6'10") x 1.69m (5'7")

Bedroom 1 3.28m (10'9") x 2.00m (6'7")

En-suite 1.78m (5'10") x 1.76m (5'9")

Bedroom 2 2.91m (9'7") x 2.89m (9'6")

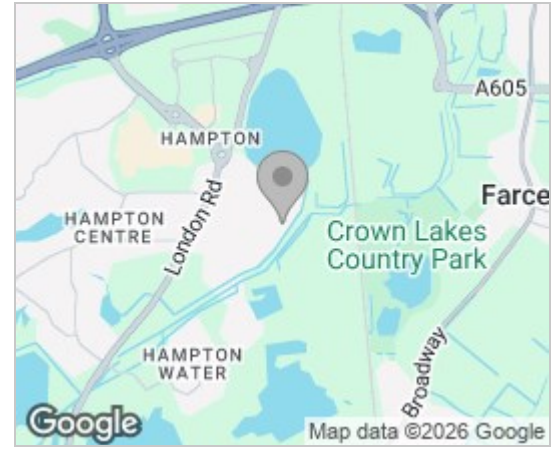
Bedroom 3 2.83m (9'3") x 2.49m (8'2")

Outside:

Enclosed garden to rear with panelled fencing, laid to lawn, timber constructed store/workshop and paved sun patio with seating area. Driveway to side provides off road parking for several vehicles.

\*\*\* 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

