



**FITZJOHN**  
SALES & LETTINGS

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## 3 Meadley Place Hampton Water Peterborough PE7 8TQ

Guide price £350,000



\*\*\* GUIDE PRICE £350,000 - £359,000 \*\*\* Located in a small cul de sac in the sought after development of Hampton Water is this detached family home. Accommodation offers four bedroom, en suite to bedroom one, family bathroom, ground floor cloakroom, lounge, modern kitchen, utility cupboard with plumbing for washer. Outside is an established garden to the rear with garden shed and enclosed with brick walling. A driveway to side provides off road parking for several vehicles. \*\*\* MOTIVATED SELLER \*\*\*



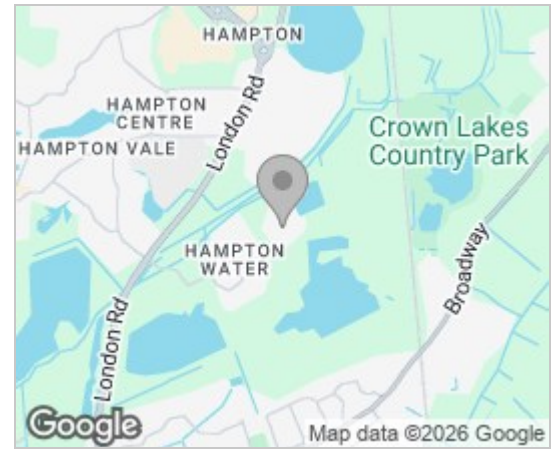
- Entrance Hall 4.24m (13'11") x 0.50m (1'8")
- Cloakroom 2.16m (7'1") x 0.99m (3'3")
- Lounge 5.05m (16'7") x 3.18m (10'5")
- Kitchen/Dining Room 5.79m (19') x 4.21m (13'10")
- First Floor Landing
- Bedroom 1 4.26m (14') max x 2.86m (9'5")
- En-suite 1.97m (6'5") x 1.65m (5'5") max
- Bedroom 2 2.97m (9'9") x 2.86m (9'5")
- Bedroom 3 2.71m (8'11") x 2.06m (6'9") max
- Family Bathroom 2.03m (6'8") x 1.69m (5'7")
- Bedroom 4 2.71m (8'11") x 2.00m (6'7")

**OUTSIDE**

Enclosed garden to rear with panelled fencing, shrub borders and laid to lawn. Driveway to side provides off road parking.

\*\*\* 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**

