



FITZJOHN
SALES & LETTINGS

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83 Ashville Road Hampton Hargate Peterborough PE7 8HH

Guide price £279,000



A modern, well presented, semi detached home with open views located in Hampton Hargate, within easy reach of local shops, schools and road links. The property has flexible living accommodation over three floors, with an impressive open plan living area to the ground floor and a refitted kitchen with integrated appliances including a dishwasher. A utility cupboard provides plumbing for a washing machine. The master bedroom to the second floor benefits from fitted wardrobes and a refitted en suite. The property benefits from air conditioning. Outside is a driveway/car port/single garage and a landscaped garden. *** AN IDEAL FIRST TIME BUY ***



- Entrance Hall 3.44m (11'3") x 1.01m (3'4")
- Cloakroom 1.95m (6'5") x 0.91m (3')
- Utility Cupboard 2.02m (6'7") x 1.09m (3'7")
- Kitchen Area 4.63m (15'2") x 2.47m (8'1")
- Lounge / Dining Area 4.49m (14'9") x 3.28m (10'9")
- First Floor Landing
- Bedroom 3 3.38m (11'1") x 2.36m (7'9")
- Bedroom 2 4.59m (15'1") x 3.03m (9'11")
- Family Bathroom 2.02m (6'7") x 1.89m (6'2")
- Second Floor Landing
- Bedroom 1 4.48m (14'8") x 4.46m (14'7")
- En-suite 2.62m (8'7") x 2.58m (8'5")

OUTSIDE
 Enclosed garden to rear with panelled fencing, lawn area and paved seating area. Courtesy door leads through to garage.

*** 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

