



FITZJOHN
SALES & LETTINGS

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72 Shore View Hampton Hargate Peterborough PE7 8FS

Guide price £260,000



*** GUIDE PRICE £260,000 - £269,000 *** NO CHAIN *** Located in Hampton Hargate with lake views is this modern semi detached home. Accommodation offers three bedrooms, flexible accommodation over three floors, ground floor cloakroom, master bedroom with en suite to second floor. To the rear is a good sized enclosed rear garden and gated parking area. *** MOTIVATED SELLER - SERIOUS OFFERS CONSIDERED *** AN IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Entrance Hall
Radiator, tiled flooring, power point(s), ceiling light, carpeted stairs to first floor landing, open plan to Kitchen, door to:

WC
Window to front, fitted with two piece suite comprising, wall mounted wash hand basin with tiled splashback and close coupled WC, radiator, tiled flooring.

Kitchen 3.28m (10'9") x 1.58m (5'2")
Fitted with a matching range of base and eye level units with worktop space over, glazed display unit, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, window to front, tiled flooring, power point(s), ceiling spotlights.

Lounge/Diner 4.17m (13'8") x 3.78m (12'5")
Two radiators, laminate flooring, telephone point, TV point, power point(s) with pendant lights, under-stairs storage cupboard, double door to rear garden, door to Storage cupboard.

First Floor Landing
Radiator, fitted carpet, power point(s) with ceiling light, carpeted stairs to second floor landing.

Bedroom 2 3.78m (12'5") x 2.53m (8'4")
Window to rear, radiator, fitted carpet, power point(s) with ceiling light.

Bathroom
Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and close coupled WC, tiled surround, window to side, radiator, vinyl flooring with ceiling light, extractor fan.

Bedroom 3 3.78m (12'5") x 2.60m (8'6")
Two windows to front, radiator, fitted carpet oak flooring, power point(s) with ceiling light.

Second Floor Landing
Velux window, fitted carpet with ceiling light, door to:

Bedroom 1 3.88m (12'9") x 1.37m (4'6")
Dormer window to front, two storage cupboards, radiator, fitted carpet, TV point, power point(s), vaulted ceiling with ceiling light, access to loft space, airing cupboard half height storage cupboard, door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure and close coupled WC, tiled surround, velux window, radiator, vinyl flooring with ceiling light, extractor fan.

OUTSIDE
Garden to front with a variety of shrubs and borders. A driveway is via electric gates to secure parking area with two allocated parking spaces. The enclosed garden to the rear is enclosed by panelled fencing, patio seating area and gated access to parking area.

*** 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

