



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnestateagents.com
www.fitzjohnestateagents.com



22 Thorn Road Hampton Hargate Peterborough PE7 8EB

Asking price £249,500



*** NO CHAIN *** A modern town home in a popular area of Hampton, close to the Lake, schools and shops. Accommodation offers kitchen, downstairs cloakroom, living room, three bedrooms, family bathroom and master with en suite. Outside is an enclosed garden and single garage to the rear. *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Entrance Hall 3.61m (11'10") x 1.07m (3'6") Stairs, door to:

Cloakroom 2.00m (6'7") x 0.86m (2'10") Window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

Kitchen 3.61m (11'10") x 2.03m (6'8") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring hob with extractor hood over, window to front, radiator, tiled flooring.

Living Room 4.57m (15') x 4.22m (13'10") max Two windows to rear, wall mounted electric fireplace with set in and Adam style surround, two radiators, wooden laminate flooring, telephone point, TV point, coving to ceiling, double door to rear garden.

First Floor Landing 3.12m (10'3") x 2.13m (7') Radiator, fitted carpet, door to:

Bedroom 2 4.27m (14') x 3.17m (10'5") Window to rear, radiator, wooden laminate flooring.

Family Bathroom 1.96m (6'5") x 1.93m (6'4") Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled surround, radiator, vinyl flooring.

Bedroom 3 2.96m (9'8") x 1.98m (6'6") Window to front, radiator, fitted carpet.

Inner Hallway 2.13m (7') x 1.79m (5'10") Window to front, radiator, fitted carpet, stairs to second floor and door to cupboard.

Second Floor to:

Bedroom 1 4.16m (13'8") x 2.00m (6'7") Box window to front, radiator, fitted carpet, TV point, double door to wardrobe.

En-suite Shower Room 2.08m (6'10") x 1.24m (4'1") Fitted with three piece suite with comprising, double shower cubicle, pedestal wash hand basin and low-level WC tiled splashbacks, window to rear, radiator.

Outside:

Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to rear.

*** 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

