



**FITZJOHN**  
SALES & LETTINGS

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## 236 Hargate Way Hampton Hargate Peterborough PE7 8FQ

Guide price £145,000



\*\*\* GUIDE PRICE £145,000 - £149,000 \*\*\* A modern second floor apartment located on the popular development of Hampton Hargate, within easy reach of shops, schools and road links. Accommodation offers two bedrooms, en suite shower to master bedroom, open plan modern kitchen/dining/lounge with refitted kitchen benefiting from integrated appliances. The property is approx. 650 sq feet/60m2 with high specifications and tall ceilings throughout. Outside gated access leads to a secure parking area. \*\*\* AN IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance Hall 3.00m (9'10") x 1.09m (3'7")

Open Plan Lounge / Dining / Kitchen 6.26m (20'7") x 4.19m (13'9") max

Bedroom 1 3.16m (10'4") x 2.62m (8'7")

En-suite 2.45m (8') x 2.06m (6'9")

Bedroom 2 3.14m (10'4") x 2.02m (6'8")

Bathroom 2.10m (6'11") x 2.02m (6'8")

OUTSIDE

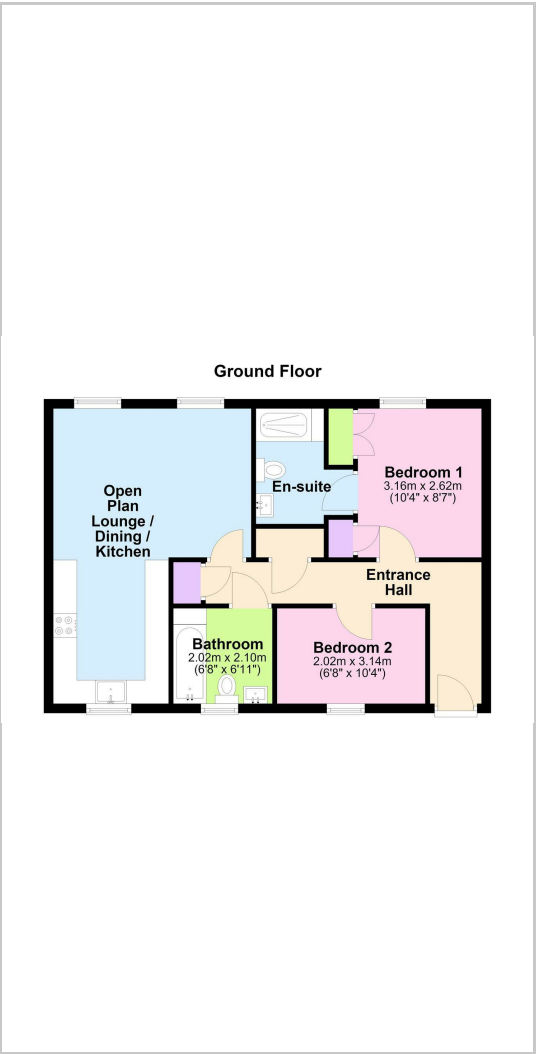
Gated secure parking area.

\*\*\* 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

