



**FITZJOHN**  
SALES & LETTINGS

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## 11 Hempsted Road Hampton Vale Peterborough PE7 8EY

Guide price £299,000



\*\*\* GUIDE PRICE £299,000 - £309,000 \*\*\* A well presented modern semi detached home located in Hampton Vale with NO CHAIN. Accommodation comprises four bedrooms, en suite to master bedroom, two reception rooms, cloakroom, utility room, UPVC double glazing and gas central heating. An enclosed garden can be found to the rear with driveway and garage. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall 2.00m (6'7") x 0.88m (2'11")

Cloakroom 2.14m (7') x 0.90m (2'11")

Lounge 4.94m (16'3") x 3.22m (10'7")

Dining Room 3.32m (10'11") x 2.84m (9'4")

Kitchen 4.27m (14') x 3.12m (10'3")

Utility 1.78m (5'10") x 1.76m (5'9")

First Floor Landing

Bedroom 1 3.51m (11'6") x 3.22m (10'7")

En-suite 2.49m (8'2") max x 1.41m (4'8")

Bedroom 2 3.24m (10'8") x 3.22m (10'7")

Bedroom 3 2.74m (9') x 2.12m (6'11")

Bedroom 4 2.74m (9') x 1.98m (6'6")

Bathroom 2.05m (6'9") x 1.68m (5'6")

OUTSIDE

Enclosed garden to rear with panelled fencing, paved patio seating area and lawn area. Garage and driveway 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

