



## 38 Rothbart Way Hampton Hargate Peterborough PE7 8DZ

Guide price £169,000



A rare opportunity has arisen to purchase this one bedroom freehold maisonette tucked away, located in Hampton Hargate, benefiting from a spacious double bedroom with separate bathroom, single garage plus private enclosed garden to the rear. The property is an IDEAL INVESTMENT OR FIRST TIME PURCHASE. Accommodation comprises lounge with aircon and open plan kitchen with integrated appliances, bathroom, large bedroom, gas central heating and double glazing. To the side is a driveway and single garage. \*\*\* AN EARLY VIEWING IS ESSENTIAL \*\*\*



Hall 3.45m (11'4") x 1.11m (3'8")

Kitchen 3.38m (11'1") x 1.76m (5'9")

Living Room 3.56m (11'8") x 3.41m (11'2")

Bedroom 1 4.25m (13'11") x 3.06m (10'1")

Bathroom 2.43m (8') x 2.19m (7'2")

OUTSIDE

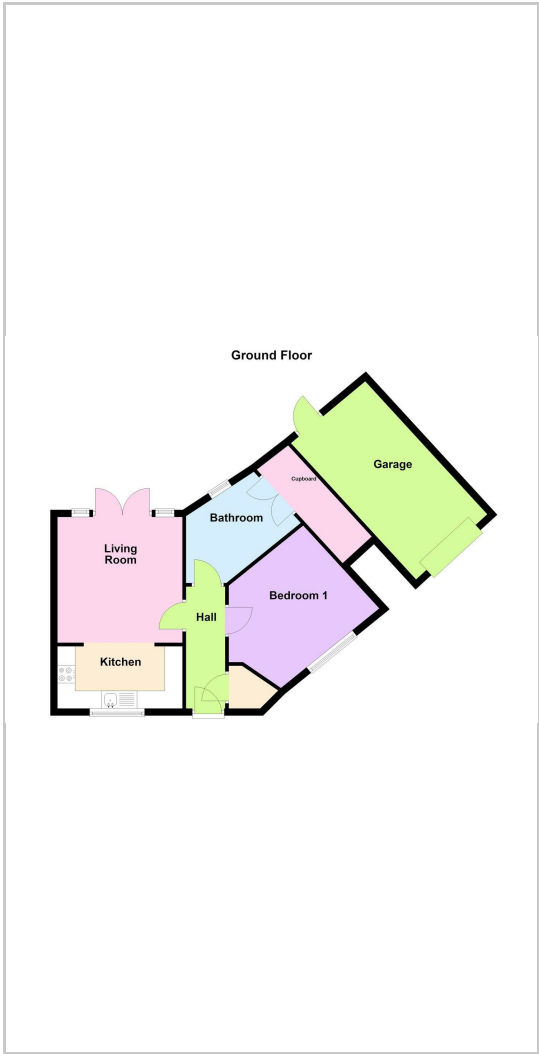
Garage 5.61m (18'5") x 5.55m (18'3") with up and over door.  
Parking space. Private enclosed garden.

\*\*\* 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

