FITZJOHN
SALES & LETTINGS

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6 Farrow Avenue
Hampton Peterborough PE7 8HT

£245,000

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A modern well presented three storey home located in the popular area of Hampton Vale. The property offers three bedrooms, modern kitchen diner with integrated oven and hob, an impressive master bedroom to second floor and three piece en suite, 3.4m x 4.4m lounge, low maintenance garden to rear and single garage to rear with secure gated parking area. *** AN EARLY VIEWING IS RECOMMENDED ***







Entrance Hall 4.88m (16') x 1.92m (6'4") Door to:

Cloakroom 1.78m (5'10") x 0.80m (2'7") Fitted with two piece suite wash hand basin and low-level WC, tiled splashbacks, radiator, stairs.

Lounge/Diner 4.57m (15') x 3.86m (12'8") Two windows to rear, two radiators, fitted carpet, telephone point, TV point, double door, door to:

Kitchen 4.88m (16') x 1.85m (6'1") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, window to front, radiator, tiled flooring, door to:

First Floor Landing 5.55m (18'2") x 1.93m (6'4") Window to front, stairs to second floor, door to:

Bedroom 2 3.91m (12'10") x 3.84m (12'7") Window to rear, radiator, fitted carpet.

Bathroom 2.09m (6'10") x 1.85m (6'1") Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled surround, radiator, vinyl flooring, door to:

Bedroom 3 3.35m (11') x 1.91m (6'3") Window to front, radiator, fitted carpet.

Second Floor Landing 2.35m (7'8") x 0.98m (3'3")

Bedroom 1 3.91m (12'10") x 3.76m (12'4") Two windows to rear, radiator, open plan, sliding door to cupboard.

En-suite Shower Room 2.79m (9'2") x 2.00m (6'7") Fitted with three piece suite with comprising, shower cubicle, pedestal wash hand basin and low-level WC, window to front, radiator, fitted carpet.

Outside:
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to rear. Single garage 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 ***

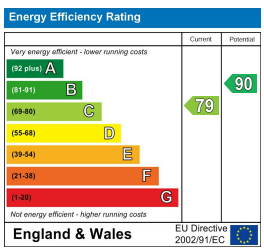
Area Map

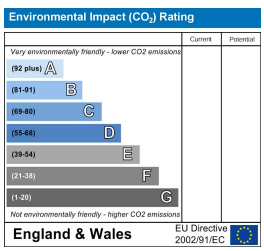


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract