

Coppen Road, Hampton Vale, Peterborough, PE7 8JR.



Kitchen



Lounge/Bedroom Five



Bedroom



Bedroom



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)	78	78
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Performance Certificate

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



Well presented three storey family home in Hampton Vale.

Coppen Road, Hampton Vale, Peterborough, PE7 8JR.

- THREE STOREY HOME
- FOUR BEDROOMS
- UTILITY ROOM & STUDY
- ALLOCATED PARKING
- SINGLE GARAGE

£245,000



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Ground Floor

Entrance Hall

Front entrance door, single radiator, stairs leading to the first floor landing, door leading to:

Lounge/Diner 5.44m (17'10") x 2.74m (9')

UPVC double glazed window to front, double glazed double doors leading to the garden, single radiator, telephone point, TV point, open plan design leading to the kitchen.

Kitchen 5.86m (19'3") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, 1+1/2 bowl stainless steel sink with mixer tap, built-in dishwasher, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, uPVC double glazed box window to rear, tiled flooring, door leading to:

Utility Room 2.13m (7') x 1.88m (6'2")

Fitted units, sink with mixer tap, space for washing machine and tumble dryer, gas boiler, double glazed door leading to the garden, door leading to the WC.

WC

Fitted with a wash hand basin, low-level WC, extractor fan, tiled splashbacks, single radiator.

Study 2.16m (7'1") x 1.88m (6'2")

UPVC double glazed window to front, single radiator, telephone point.

First Floor

Landing

UPVC double glazed window to front, stairs leading to the second floor landing, door leading to:

Bedroom 1 2.69m (8'10") x 4.95m (16'3")

Two uPVC double glazed windows to rear, single radiator, TV point, built in double door wardrobes, door leading to:

En-suite Shower Room

Fitted with a three piece suite, comprising a shower enclosure, pedestal wash hand basin, low-level WC, shaver point, half tiled, uPVC frosted double glazed window to front.

Lounge/Bedroom 5 5.45m (17'10") x 2.86m (9'5")

UPVC double glazed window to rear, two single radiators, TV point, fireplace, double doors leading to a Juliet balcony.

Second Floor

Landing

UPVC double glazed window to front, access to loft, built in storage cupboard, door leading to:

Bedroom 2 3.20m (10'6") x 2.92m (9'7")

UPVC double glazed window to rear, single radiator.

Bedroom 3 5.45m (17'11") x 2.72m (8'11")

UPVC double glazed window to rear and front, TV point.

Bedroom 4 2.90m (9'7") max x 2.15m (7'1") max

UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite, comprising a bath with a shower over, pedestal wash hand basin, low-level WC, half tiled, extractor fan, uPVC frosted double glazed window to rear, single radiator.

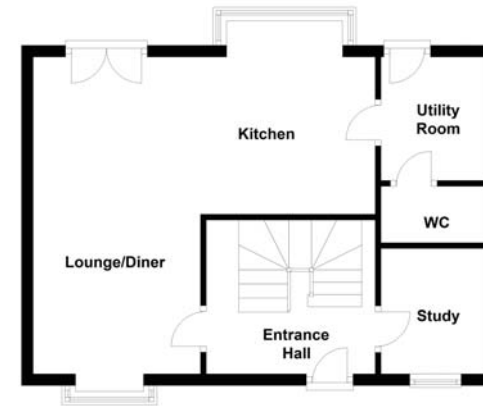
Outside

The front of the property has steps leading up to the front entrance door, gravelled area to the side, side gate leading to the rear. Allocated parking to the rear in front of the garage. The garage is leasehold for 999 years with a quarterly ground rent amount of £62.00. Enclosed rear garden, mainly laid to lawn, wooden decking area, path leading to rear access gate.

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- Call today to arrange your free valuation -

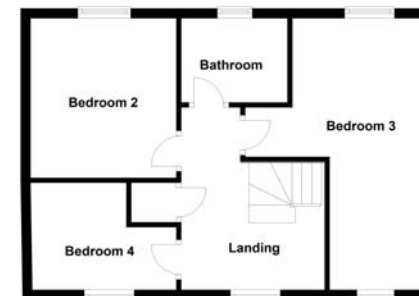
Ground Floor



First Floor



Second Floor



- To arrange a viewing, please call us 01733 202525 -