

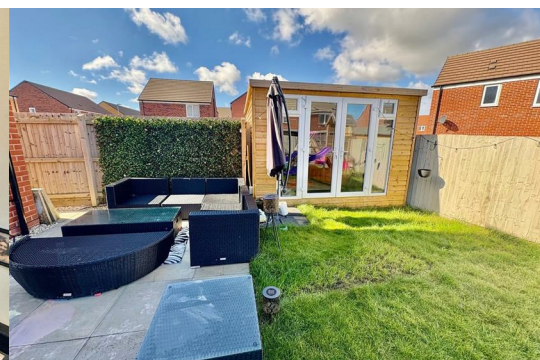


9 Morton Close Hampton Gardens Peterborough PE7 8RR

Offers in excess of £305,000

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*** NO FORWARD CHAIN *** A modern detached family home in the popular location of Hampton Gardens, within easy reach of schools, shops and road links. Accommodation comprises gas central heating, double glazing, downstairs cloakroom, living room, modern kitchen dining room with feature island, three bedrooms, family bathroom and en suite to master bedroom. Outside is an enclosed garden to the rear with timber outbuilding/office with power and lighting connected. *** AN EARLY VIEWING IS HIGHLY RECOMMENDED ***



Entrance Hall 2.67m (8'9") x 2.00m (6'7") Window to front, radiator, karndeian flooring, door to:

Cloakroom Window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, karndeian flooring.

Living Room 3.76m (12'4") max x 3.66m (12') Window to rear, window to side, radiator, karndeian flooring, TV point, door to:

Kitchen/Dining Room 5.18m (17') x 2.00m (6'7") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, space for tumble dryer, built-in fan assisted oven, built-in four ring electric hob with extractor hood over, window to side, window to front, radiator, karndeian flooring, TV point, stairs, double doors to rear garden

First Floor Landing Window to rear, radiator, fitted carpet.

Bedroom 3 2.92m (9'7") x 1.96m (6'5") Window to rear, radiator, fitted carpet.

Bedroom 2 3.25m (10'8") x 2.88m (9'5") Window to front, radiator, fitted carpet.

Family Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, two radiators, vinyl flooring.

Bedroom 1 3.51m (11'6") x 3.48m (11'5") Window to front, radiator, fitted carpet, TV point, door to:

En-suite Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to front, vinyl flooring.

Outside
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn and gated side access to front. Timber outbuilding/office with double doors leading out onto the garden. Power and lighting is connected. A driveway to the side of the property provides off road parking for three vehicles.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. 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

