



**FITZJOHN**  
SALES & LETTINGS

62 Hargate Way,  
Hampton Hargate, Peterborough,  
Cambridgeshire, PE7 8DS

Tel 01733 555520  
info@fitzjohnestateagents.com  
www.fitzjohnestateagents.com



## 35 Farrow Avenue Hampton Vale Peterborough PE7 8HT

£345,000



\*\*\* NO FORWARD CHAIN \*\*\* A detached family home located in Hampton Vale offering four bedrooms, en suite to master and single garage. Accommodation comprises more fully; three reception rooms, Jack & Jill bathroom to bedroom two and three, family bathroom, kitchen diner with integrated appliances, garden to rear, single garage and parking. \*\*\* MUST BE SEEN \*\*\*





Entrance Hall Radiator, door to:

Cloakroom Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl flooring.

Family Room 3.22m (10'7") x 2.96m (9'8") Window to front, radiator, fitted carpet.

Lounge 4.53m (14'10") x 4.24m (13'11") Two windows to rear, radiator, fitted carpet, telephone point, TV point, two double doors leading out to rear garden.

Study 2.92m (9'7") x 2.18m (7'2") Window to front, radiator, fitted carpet, telephone point.

Kitchen/Dining Room 4.82m (15'10") x 3.72m (12'2") Fitted with a matching range of base and eye level units with worktop space over with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine and dishwasher, built-in fan assisted oven, built-in gas hob with extractor hood over, two windows to rear, radiator, tiled flooring, double doors out to rear garden.

First Floor Landing Fitted carpet, loft hatch, door to Storage cupboard.

Bedroom 4 2.96m (9'8") x 2.70m (8'10") Window to rear, 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 side, radiator, vinyl flooring.

Bedroom 1 4.27m (14') x 3.14m (10'4") max Window to rear, radiator, fitted carpet, TV point, door to:

En-suite Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, window to rear, radiator.

Bedroom 2 3.48m (11'5") x 2.00m (6'7") Window to front, radiator, fitted carpet.

Jack and Jill En-suite Window to front, radiator.

Bedroom 3 3.48m (11'5") x 2.96m (9'8") 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.

\*\*\* 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

