



## 37 Sharnbrook Avenue Hampton Vale Peterborough PE7 8LR

Guide price £199,950



Recently re-decorated well presented modern terraced house offered for sale with NO FORWARD CHAIN. Comprising of entrance hall, cloakroom, lounge, kitchen , TWO BEDROOMS and family bathroom. Benefiting from gas central heating, UPVC double glazing, single garage and parking. \*\*\* IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY \*\*\*



## Entrance Hall

## Cloakroom

Kitchen 3.15m (10'4") x 1.75m (5'9")

Lounge/Diner 4.06m (13'4") x 3.91m (12'10")

## First Floor Landing

Bedroom Two 3.44m (11'3") x 1.90m (6'3")

## Bathroom

Bedroom One 3.91m (12'10") x 3.82m (12'6")

## OUTSIDE

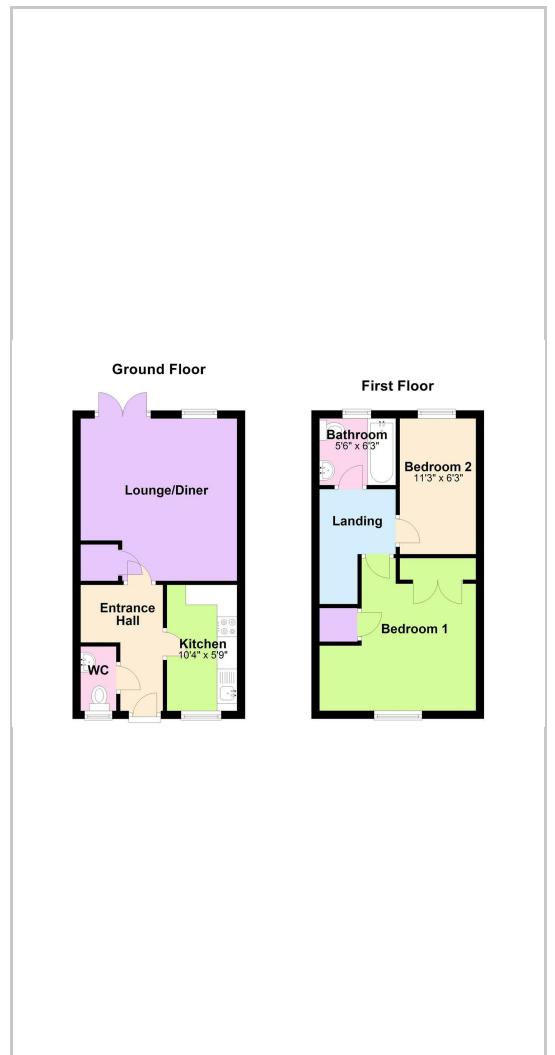
Low maintenance garden to rear with panelled fencing, gravelled area and paved patio seating area.

\*\*\* 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

