



**FITZJOHN**  
SALES & LETTINGS

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

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

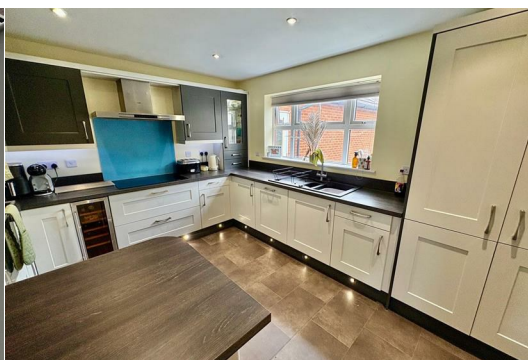


## 5 Old Bailey Road Hampton Vale Peterborough PE7 8EN

£425,000



A spacious detached, five bedroom, three storey town house located in the popular area of Hampton Vale. Accommodation offers two reception rooms, downstairs cloakroom, conservatory, modern kitchen breakfast room with utility, master bedroom with en suite and dressing room, family bathroom, four further bedrooms plus a jack and jill en suite to bedrooms two and three. Outside is a good sized enclosed garden and driveway to double garage. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall 3.91m (12'10") max x 2.88m (9'5") Two windows to front, radiator, wooden laminate flooring, stairs to first floor.

Dining Room 3.91m (12'10") x 2.95m (9'8") Window to front, radiator, wooden laminate flooring, coving to ceiling.

Living Room 5.89m (19'4") x 3.35m (11') Window to front, feature gas fireplace set in modern surround, two radiators, wooden laminate flooring, telephone point, TV point, double doors to rear garden.

Kitchen/Breakfast Room 4.09m (13'5") x 3.35m (11') Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, built-in electric fan assisted double oven, built-in four ring electric hob with extractor hood over, Built in wine cooler. window to rear with sunken ceiling spotlights.

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

Utility 1.74m (5'9") x 1.68m (5'6") Plumbing for automatic washing machine, vent for tumble dryer, radiator.

First Floor Landing Window to front, radiator, fitted carpet, stairs to second floor landing.

Bedroom 4 2.92m (9'7") x 2.64m (8'8") Window to front, radiator, fitted carpet.

Bedroom 5 3.18m (10'5") x 2.90m (9'6") Window to rear, radiator, fitted carpet.

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

Bedroom 1 3.86m (12'8") x 3.40m (11'2") Window to front, radiator, fitted carpet, TV point, door to:

Dressing Area 1.96m (6'5") x 1.63m (5'4") Window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, fitted carpet, open plan, door to:

En-suite 1.89m (6'3") x 1.62m (5'4") Fitted with three piece suite comprising wash hand basin, double shower cubicle and close coupled WC, tiled surround, window to rear.

Second Floor Landing Window to front, fitted carpet, door to:

Bedroom 2 4.90m (16'1") x 3.40m (11'2") Window to front, two windows to side, radiator, fitted carpet, double door to fitted wardrobe.

Jack and Jill En-suite Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, window to rear, radiator. Built-in double wardrobe(s) with hanging rails and shelving.

Bedroom 3 4.90m (16'1") x 2.97m (9'9") Window to front, two windows to side, radiator, fitted carpet, double door built-in double wardrobes with hanging rails and shelving.

Outside:

Enclosed by wooden panelled fence, large paved sun patio with seating area, timber, decking area, mainly laid to lawn with well stocked flower and shrub borders, gated access to side of garage. Double Garage with power and light connected and two up and over doors.

\*\*\* 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

