



FITZJOHN
SALES & LETTINGS

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

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



6 Bruce Grove Hempsted Peterborough PE7 0NL

£255,000

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Located at the end of a cul de sac is this modern three bedroom semi detached home. The property benefits from en suite to master bedroom, modern kitchen, separate dining area, downstairs cloakroom, living room, single garage, gas central heating, solar panels and enclosed garden to rear. *** AN EARLY VIEWING IS ESSENTIAL ***



Entrance Hall
Radiator, wooden laminate flooring, stairs, door to:

Living Room 4.34m (14'3") x 3.90m (12'10")
Box window to front, radiator, fitted carpet, telephone point, TV point, door to:

Kitchen 2.79m (9'2") 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, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, open plan to Dining Room, door to:

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

Dining Room 2.64m (8'8") x 2.59m (8'6")
Window to side, radiator, double door, door to:

First Floor Landing
Fitted carpet, door to:

Bedroom 1 3.94m (12'11") x 3.17m (10'5")
Window to front, radiator, fitted carpet, TV point, double door to Storage cupboard, built-in double wardrobes with hanging rails and shelving, door to:

En-suite Shower Room
Storage cupboard, built-in double wardrobes with hanging rails and shelving.

Bedroom 2 3.64m (11'11") x 2.64m (8'8")
Window to rear, radiator, door to:

Bedroom 3 2.74m (9') x 2.13m (7')
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, heated towel rail, vinyl flooring.

Outside:
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to front.

*** 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

