



**FITZJOHN**  
SALES & LETTINGS

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

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

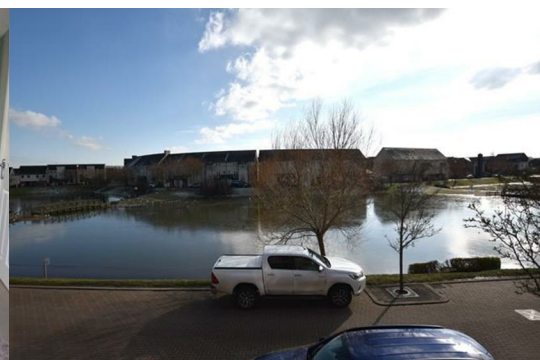


## 70 Spring Avenue Hampton Vale Peterborough PE7 8HW

£255,000



This town home has views over Hampton Lake and is in showhome condition throughout, offering modern living accommodation. The property benefits from a modern refitted kitchen with built in appliances, dining area/family area, cloakroom, three bedrooms, living room and balcony with lake views, en suite, family bathroom, garden to rear and single garage. \*\*\* AN EARLY VIEWING ON THIS MODERN HOME IS ESSENTIAL \*\*\*



### Entrance Hall

Part glazed entrance door, radiator, laminated flooring, power points, carpeted stairs to first floor landing, inset spot lights.

### Cloakroom

Obscure UPVC window to front, recently refitted with two piece suite, wash hand basin with mono mixer tap over, heated towel rail, laminated floor, inset spot lights, and low-level WC, tiled splashbacks.

### Kitchen Area 4.48m (14'8") x 3.24m (10'8")

UPVC window to front, recently refitted with a matching range of base and eye level units with quartz worksurfaces over, under mount sink unit with mono mixer tap over, integrated Bosch stainless steel gas hob with extractor over, matching electric oven and combination microwave, integrated 70/30 fridge freezer, integrated dishwasher, integrated washing machine, pull out larder unit, pan drawers, fitted breakfast bar, separate storage unit with cupboards under, laminate flooring, extractor, inset spot lights, open through to :-

### Dining / Family Room Area 4.62m (15'2") x 3.58m (11'9")

Box UPVC windows to rear, UPVC French doors to garden, laminate flooring, understairs storage cupboard, two double radiators, TV point, power points, telephone point, inset spot lights.

### First Floor Landing

Fitted carpet, stairs to second floor, radiator, power points, inset spot lights.

### Bathroom

Obscure UPVC window to rear, fitted with three piece suite comprising panelled bath, mixer shower attachment over and side screen, pedestal wash hand basin, close couple WC, full height tiled surround, vinyl flooring, radiator, extractor fan and inset spot lights.

### Bedroom 3 3.84m (12'7") x 2.28m (7'5")

UPVC window to rear, radiator, power points, pendent light to ceiling, laminate flooring.

### Lounge 4.47m (14'8") x 4.47m (14'8")

UPVC window to front, radiator, UPVC French doors leading to balcony, two radiators, laminate flooring, power points, TV point, pendant lighting.

### Balcony

### Second Floor Landing

Fitted carpet, airing cupboard housing hot water cylinder and shelving, inset spot lights, power points and access to loft.

### Bedroom 2 4.07m (13'4") x 3.10m (10'2")

Two UPVC windows to rear, fitted carpet, double radiator, range of fitted wardrobes with mirror fronted doors, power points, pendent light.

### Bedroom 1 4.42m (14'6") x 3.23m (10'7")

Two UPVC windows to front, radiator, range of fitted wardrobes, fitted carpet, power points, pendent lighting.

### En-suite Shower Room

Fitted with three piece suite comprising double shower with thermostatic shower over, close couple WC, pedestal wash hand basin, full height tiled surround, shaver point, heated towel rail, vinyl flooring, inset spot lights and extractor.

### OUTSIDE:

To the front is a low maintenance garden laid to gravel and enclosed by brick and wrought iron railing. Gated access to covered entrance with outside lighting. To the rear the garden is mature and established, enclosed by panelled fencing, laid to lawn, variety of shrubs and borders, paved seating area, side gated access, personal access to garage and outside tap and lighting. Single garage to rear with parking, secure gated access. Light and power connected.

## Area Map



## Floor Plans



## Energy Efficiency Graph

