



**FITZJOHN**  
SALES & LETTINGS

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## 43 Lornas Field Hampton Hargate Peterborough PE7 8AY

Guide price £205,000



NO CHAIN with this modern end terraced home located in Hampton Hargate. Accommodation offers gas central heating, UPVC double glazing, kitchen, living room, bathroom and two bedrooms. The property benefits from having gas safe and electrical certificates. There are rear and side gardens and room to extend STPP. There is off road parking to the side of the property for several vehicles. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Hall  
Fitted carpet, stairs, door.

Kitchen 3.61m (11'10") x 2.39m (7'10")  
Fitted with a matching range of base and eye level units with worktop space over, 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, radiator, vinyl flooring, textured ceiling, door to:

Living Room 5.13m (16'10") max x 3.61m (11'10")  
Window to front, radiator, vinyl flooring, telephone point, TV point, textured ceiling, door to:

First Floor Landing  
Fitted carpet, loft hatch, door to:

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

Bedroom 2 3.30m (10'10") x 2.06m (6'9") max  
Window to rear, radiator, fitted carpet, textured ceiling, door to:

Bedroom 1 3.11m (10'3") x 2.85m (9'4") plus 0.19m (0'7") x 0.19m (0'7")  
Window to front, radiator, fitted carpet, TV point, textured ceiling, double door to built-in double wardrobe(s) with hanging rails and shelving.

Outside:  
Enclosed by wooden panelled fence, mainly laid to gravel, paved sun patio with seating area, timber garden shed, gated side access to front. Off road parking for two vehicles to side.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. 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

