



## 105 Buckthorn Road Hampton Hargate Peterborough PE7 8GB

**£375,000**



\*\*\* GUIDE PRICE £375,000 - £385,000 \*\*\* Modern townhouse located in Hampton Hargate having been extended and much improved. The property offers versatile accommodation over three floors with potential for 6 bedrooms. Accommodation comprises an impressive open plan 7m x 5m living/dining/family room with bi-folds leading to the garden area. There is a refitted modern kitchen with a feature island/breakfast bar and further reception room on ground floor/bedroom six. The property offers three bathrooms and a separate cloakroom, master bedroom with fitted wardrobes and en suite. An established garden is to the rear with paved seating area. A double width driveway to the front provides off road parking for two vehicles with EV car charger.



## Entrance Hall

Open Plan Living / Dining / Family Room 8.42m (27'8") x 6.12m (20'1")

Kitchen Area 4.85m (15'11") x 3.47m (11'5") max

## Hallway

Bedroom 6 / Reception Room 4.85m (15'11") x 3.21m (10'6")

## Shower Room

## First Floor Landing

Bedroom 4 3.04m (10') x 2.56m (8'5")

Utility 2.19m (7'2") x 1.00m (3'3")

## Cloakroom

Bedroom 5 3.46m (11'4") x 2.19m (7'2")

Balcony 1.50m (4'11") x 0.35m (1'2")

Bedroom 2 5.16m (16'11") x 2.56m (8'5")

## Second Floor Landing

Bedroom 3 3.52m (11'7") max x 2.62m (8'7")

## Bathroom

Bedroom 1 4.85m (15'11") x 3.33m (10'11")

## En-suite

## OUTSIDE

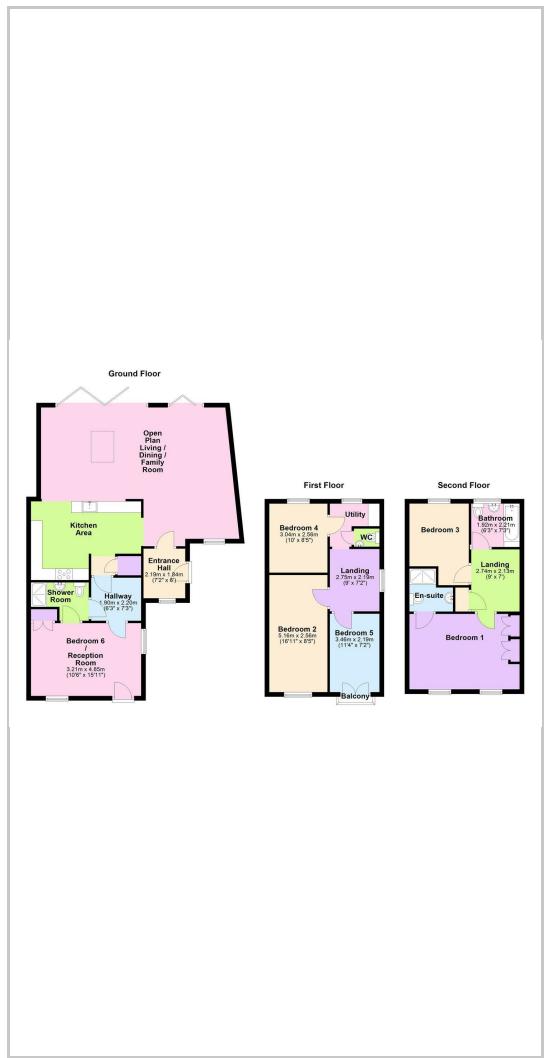
Enclosed garden to rear with panelled fencing, laid to lawn and paved patio seating area. Double width driveway provides off road parking for several vehicles. EV car charger.

\*\*\* 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

| Energy Efficiency Rating   |   | Current                 | Potential   |
|--|---|-------------------------|---|
| Very energy efficient - lower running costs<br>(92 plus)                     | A |                         |   |
| (81-91)  | B |                         |   |
| (69-80)  | C |                         |   |
| (55-68)  | D |                         |   |
| (39-54)  | E |                         |   |
| (21-38)  | F |                         |   |
| (1-20)   | G |                         |   |
| Not energy efficient - higher running costs                                  |   |                         |   |
| England & Wales  |   | EU Directive 2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                               |   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A |                         |   |
| (81-91)  | B |                         |   |
| (69-80)  | C |                         |   |
| (55-68)  | D |                         |   |
| (39-54)  | E |                         |   |
| (21-38)  | F |                         |   |
| (1-20)   | G |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |   |                         |   |
| England & Wales  |   | EU Directive 2002/91/EC |  |