



FITZJOHN  
SALES & LETTINGS

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## 20 Greenwood Road Hampton Vale Peterborough PE7 8JX

Guide price £230,000



A modern well presented mid terraced home located in the popular PE7 Hampton Vale Location. The property has been refurbished to a high standard and offers three bedrooms with a walk in wardrobe to the master, a refitted family bathroom, downstairs cloakroom/ utility, refurbished kitchen with integrated appliances, gas central heating and double glazing. Outside is an enclosed established garden and parking for two/three cars at the rear. \*\*\* AN IDEAL FIRST TIME BUY/ INVESTMENT PURCHASE \*\*\*



## COUNCIL TAX BAND- B

Entrance Hall

Cloakroom / Utility 2.14m (7') x 0.97m (3'2")

Lounge/Dining Room 5.30m (17'5") max x 4.23m (13'11")

Kitchen 3.52m (11'7") x 2.99m (9'10")

Storage cupboard.

First Floor Landing

Bedroom 1 3.18m (10'5") x 2.67m (8'9")

Bedroom 2 3.09m (10'2") x 2.00m (6'7")

Bedroom 3 2.64m (8'8") x 2.15m (7'1")

Bathroom

Outside:

Enclosed established garden with paved patio seating area, laid to lawn and enclosed with panelled fencing. Driveway to back providing off road parking for two/ three vehicles.

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