



**FITZJOHN**  
SALES & LETTINGS

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

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



## 21 Silver Hill Hampton Peterborough PE7 8FF

Guide price £345,000



NO CHAIN with this modern townhouse located in Hampton, within easy reach of road links, access to the City Centre, shops and schools. The property offers versatile accommodation approx. 1668 sq ft over three floors. Offering five bedrooms, three bathrooms, two receptions, utility and cloakroom, Juliet balcony to bedroom one and bedroom two. The property benefits from a generous 3.6m x 3.6m kitchen breakfast room. There is a single garage and parking to the rear and a good sized enclosed rear garden.



Entrance Hall 3.78m (12'5") x 2.01m (6'7")

Cloakroom 1.81m (5'11") x 1.02m (3'4")

Lounge 5.97m (19'7") x 3.44m (11'3")

Dining Room 3.49m (11'5") x 2.90m (9'6") max

Kitchen/Breakfast Room 3.91m (12'10") x 3.62m (11'11")

Utility 2.65m (8'8") x 2.01m (6'7")

First Floor Landing

Bedroom 2 3.85m (12'8") x 2.88m (9'5") max

Balcony 1.39m (4'7") x 0.26m (0'10")

Bedroom 4 3.11m (10'2") x 2.64m (8'8")

Bathroom 3.98m (13') x 1.39m (4'7")

Bedroom 1 4.19m (13'9") x 2.00m (6'7")

En-suite 2.32m (7'7") x 1.80m (5'11")

Balcony 1.41m (4'8") x 0.16m (0'6")

Second Floor Landing

Shower Room 2.84m (9'4") x 1.64m (5'4")

Bedroom 3 3.80m (12'6") x 3.53m (11'7")

Bedroom 5 2.19m (7'2") x 2.06m (6'9")

OUTSIDE

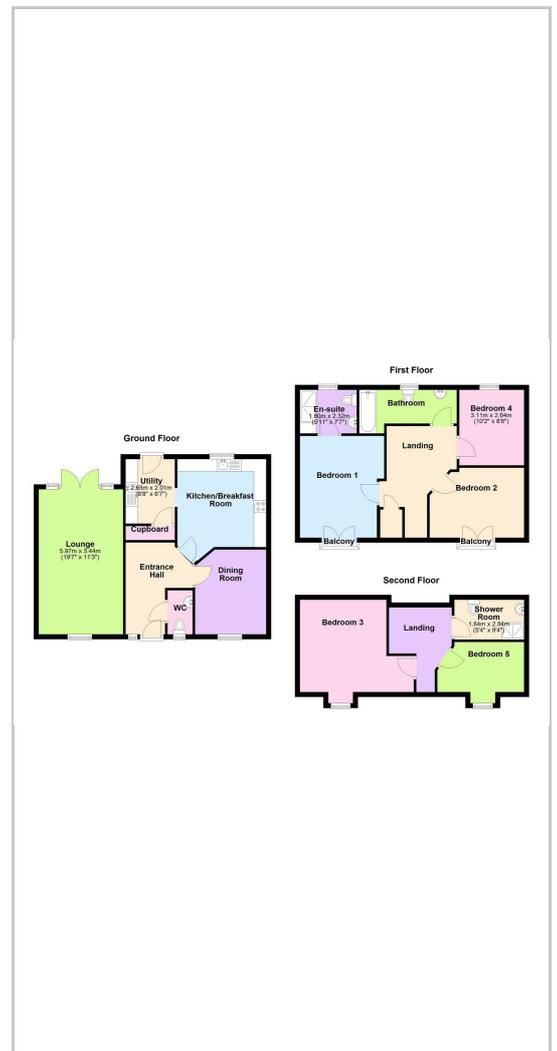
Enclosed garden to rear with panelled fencing, laid to lawn and paved patio seating area. Single garage to rear with parking.

\*\*\* 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

