



## 18 St. Katherines Mews Hampton Hargate Peterborough PE7 8BA

Offers in the region of £260,000



A modern three bedroom end of terrace property with accommodation comprising of family room with wall mounted air conditioning unit, inner hallway leading to the kitchen breakfast room. First floor landing leads to the cloakroom, living room with feature Juliet balcony and bedroom three. The second floor landing leads to the master bedroom with en-suite shower room, family bathroom and second bedroom. To the rear of the property there is a low maintenance garden with paved patio area and timber decking seating area.



## Entrance Hall

Family Room 4.90m (16'1") x 3.66m (12') Window to front, radiator, wooden laminate flooring, Wall mounted air conditioning unit. door to:

Kitchen/Breakfast Room 3.66m (12') x 3.66m (12') Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge, built-in electric fan assisted double oven, built-in four ring gas hob with extractor hood over, window to rear, radiator, tiled flooring.

First Floor Landing Wooden laminate flooring, textured ceiling, stairs to second floor, door to:

Bedroom 3 3.66m (12') x 2.74m (9') Window to rear, radiator, fitted carpet, telephone point.

Cloakroom Fitted with two piece suite wash hand basin and low-level WC, tiled splashback, radiator, wooden laminate flooring.

Living Room 4.09m (13'5") x 3.68m (12'1") Radiator, wooden laminate flooring, telephone point, TV point, Juliet balcony with double door.

Second Floor Landing Textured ceiling, door to:

Bedroom 1 3.66m (12') x 3.61m (11'10") Window to front, radiator, fitted carpet, telephone point, TV point, textured ceiling with sunken ceiling spotlight.

En-suite 1.70m (5'7") x 1.56m (5'1") Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, radiator, tiled flooring, textured ceiling.

Bathroom 2.00m (6'7") x 1.62m (5'4") Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, radiator.

Bedroom 2 3.66m (12') x 2.74m (9') max Window to rear, radiator, fitted carpet.

## Outside:

Paved sun patio with seating area, timber decking and gated side access.

\*\*\* 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

