



## 17 Charlton Crescent Hampton Vale Peterborough PE7 8NH

Guide price £350,000



\*\*\* Guide Price £350,000 - £375,000 \*\*\* A well presented modern townhouse with lake views located in the sought after area of Hampton Vale. Accommodation offers versatile living accommodation over three floors, four double bedrooms, en suite to master bedroom, balcony off the living room and a refitted kitchen diner with integrated appliances. An enclosed garden to the rear features a decked seating area and a oversized single garage with driveway can be found to the rear. \*\*\* MUST BE VIEWED \*\*\*



Window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, vinyl flooring, door to:

Entrance Hall

Wooden laminate flooring, stairs, door to:

Study 3.07m (10'1") x 2.13m (7')

Window to front, window to side, radiator, fitted carpet, telephone point, door to:

Kitchen/family room 7.72m (25'4") x 3.13m (10'3")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, two windows to rear, radiator, three double doors, door to:

Utility cupboard 1.35m (4'5") x 0.60m (1'11")

First Floor

Landing

Fitted carpet, stairs.

En-suite

Fitted with three piece suite with pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, window to front, radiator, door to:

Bedroom 1 3.96m (13') max x 3.66m (12')

Window to rear, radiator, fitted carpet, TV point, Wall mounted air conditioning unit. door to:

Living Room 6.40m (21') x 3.66m (12')

Feature coal effect gas fireplace set in Adam style surround, fitted carpet, telephone point, TV point, two double doors, door to:

Balcony 3.64m (11'11") x 1.18m (3'10")

Balcony with seating area, Glass railings, providing views over the water.

Balcony 3.74m (12'3") x 0.38m (1'3")

Second Floor  
Landing

Window to front.

Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, double shower cubicle and low-level WC, tiled surround, window to front, vinyl flooring, door to:

Bedroom 3 3.78m (12'5") x 3.43m (11'3")

Two windows to rear, radiator, fitted carpet, TV point, door to:

Bedroom 2 3.78m (12'5") x 3.61m (11'10")

Two windows to front, radiator, fitted carpet, door to:

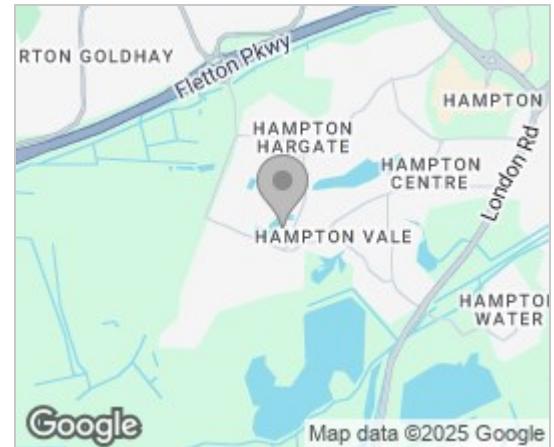
Bedroom 4 3.61m (11'10") x 2.77m (9'1")

Two windows to rear, radiator, fitted carpet, door.

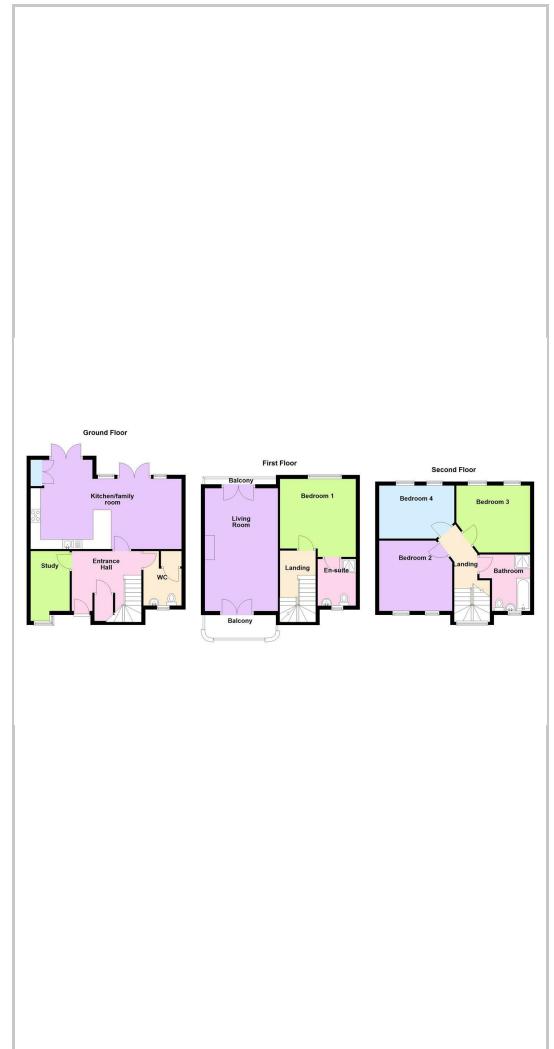
Outside: Outside is a paved patio seating area and laid to lawn. To the rear is an oversized garage with parking.

\*\*\* 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

