







43 Jones Hill, Hampton Vale PE7 8PR



\*\*EASY ACCESS TO A1\*\* " Modern and beautifully presented, this 4 bedroom semi detached town house is located on the popular Hampton Vale development. The property has a garage, entrance hall, kitchen, living space, WC, 4 bedrooms with an en-suite to bedroom one and family bathroom. It is within easy access to local amenities, a park, schools, road links to the City Centre and A1 North & South. Viewings highly recommended. EPC Energy Rating - B/ Council Tax Band - D "

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# т: 01733 574969

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# £280,000

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### **ENTRANCE**

7' 1" (max) (2.16m) 3' 7" (min) x 13' 8" 2' 9" x 6' 4" (0.84m x 1.93m) (approx) (1.09m x 4.17m) (approx) Door to front, Fitted with a two piece suite comprising of radiator, cupboard and stairs to first floor.

## **KITCHEN**

5' 8" x 13' 6" (1.73m x 4.11m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, four ring gas hob, integrated oven, integrated fridge freezer and space for washing machine. Window to front and radiator.

### LIVING ROOM

13' 4" (max) (4.06m) 9' 7"(min) x 13' 5" (2.92m x 4.09m) (approx) French doors to rear, window to rear, radiator and cupboard.

## W/C

low level W/C, sink unit and heated towel rail. Window to front.

## **FIRST FLOOR**

Radiator and stairs to second floor.

### **BEDROOM 2**

9' 3" x 13' 3" (2.82m x 4.04m) (approx) Two windows to front and radiator.

#### **BEDROOM 3**

9' 8" (max) (2.95m) 7' 8" (min) x 13' 4" (2.34m x 4.06m) (approx) Two windows to rear and radiator.

#### BATHROOM

6' 1" x 7' 7" (1.85m x 2.31m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, heated towel rail and bath with shower over.

## SECOND FLOOR

#### **BEDROOM 1**

9' 3" x 13' 4" (max) (2.82m x 4.06m) (approx) Two windows to front, radiator and built in wardrobe.

## **ENSUITE**

The property has a estate service change 5' 8" x 8' 1" (1.73m x 2.46m) (approx) with first port who is the management Fitted with a three piece suite comprising company. From the 1/7/25 to the of low level W/C, wash hand basin, 31/12/25 cost: £188.05. This is for 6 shower cubicle and heated towel rail. months.

### **BEDROOM 4**

9' 8" (max)(2.95m) 7' 8" (min) x 13' 4" (2.34m x 4.06m) (approx) Two windows to rear and radiator.

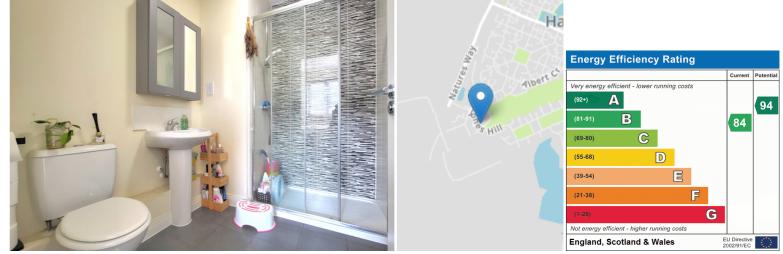
## OUTSIDE

The rear of the property is laid to lawn with decking and slabs.

# GARAGE



fects relating to any property. Any plans shown are not to scale and are meant as a guide on



# **AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

# **AGENT NOTES**

1110 Lincoln Road, PE4 6BP E: peterborough@rosedalepropertyagents.com т: 01733 574969