



43 Jones Hill, Hampton Vale PE7 8PR

£280,000



****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 "

ENTRANCE

7' 1" (max) (2.16m) 3' 7" (min) x 13' 8" (1.09m x 4.17m) (approx) Door to front, 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

2' 9" x 6' 4" (0.84m x 1.93m) (approx) Fitted with a two piece suite comprising of 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

5' 8" x 8' 1" (1.73m x 2.46m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and heated towel rail.

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

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

The property has a estate service charge with first port who is the management company. From the 1/7/25 to the 31/12/25 cost: £188.05. This is for 6 months.

