



34 Leaf Avenue, Hampton Hargate PE7 8EF

£400,000



\*\*\* FANTASTIC INVESTMENT OPPORTUNITY \*\*\* "This six bedroom semi-detached house has been professionally converted into a very unique HMO. The current tenants keep the communal areas very clean, tidy and presented very well. In brief, the property comprises of six bedrooms, each bedroom having their own private en-suite. There is a fully fitted communal kitchen with a dining area and cloakroom. Outside there is a fully enclosed rear garden. This property is close to local amenities within a modern estate and is an ideal investment. EPC Energy Rating - C."

**ENTRANCE HALL**

UPVC double glazed window to front aspect and stairs to first floor.

**COMMUNAL CLOAKROOM**

Fitted with a two piece suite comprising of low level W/C and pedestal wash hand basin and extractor fan.

**COMMUNAL KITCHEN / BREAKFAST ROOM**

Fitted with a range of base and eye level units with work surfaces over, stainless steel sink drainer unit with mixer tap over, integrated oven and gas hob with extractor fan over, integrated dishwasher and space for fridge / freezer. Under stairs storage cupboard, tiled flooring, single radiator, UPVC double glazed window to front aspect and UPVC double glazed French doors to rear aspect leading to garden.

**COMMUNAL DINING AREA**

UPVC double glazed window to rear aspect.

**BEDROOM 1**

10' 9" x 8' 10" (3.28m x 2.69m) (approx.) UPVC double glazed window and radiator.

**EN-SUITE**

fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Radiator.

**FIRST FLOOR LANDING**

Radiator and sky light.

**BEDROOM 2**

UPVC double glazed window to front aspect and UPVC double glazed French doors to Juliet balcony to front aspect.

**EN-SUITE**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Extractor fan and radiator.

**BEDROOM 3**

9' 1" x 8' 7" (2.77m x 2.62m) (approx.) UPVC double glazed window to rear aspect and storage cupboard.

**EN-SUITE**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle and heated towel rail.

**BEDROOM 4**

12' 5" x 9' 10" (3.78m x 3.00m) (approx.) UPVC double glazed window to front aspect and single radiator.

**EN-SUITE**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Part tiled walls and extractor fan.

**BEDROOM 5**

17' 8" x 8' 9" (5.38m x 2.67m) (approx.) UPVC double glazed window to front aspect and radiator.

**EN-SUITE**

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle. UPVC double glazed window to front aspect, heated towel rail, tiled flooring and extractor fan.

**BEDROOM 6**

18' 5" x 9' 1" (5.61m x 2.77m) (approx.) UPVC double glazed window to front aspect and radiator.

**EN-SUITE**

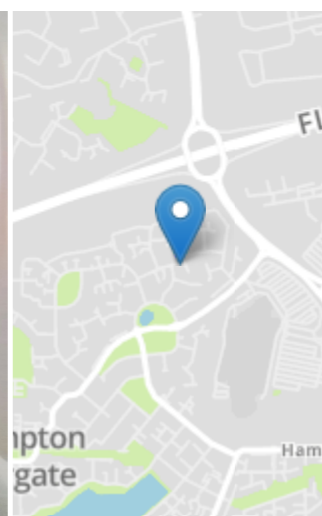
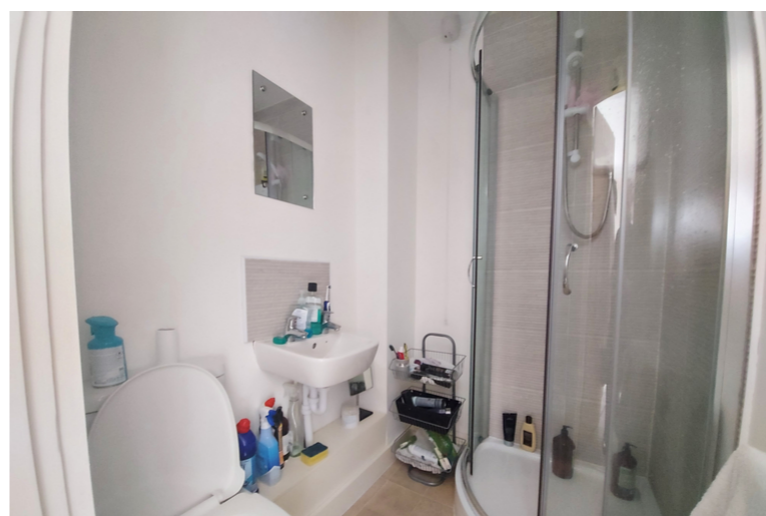
Fitted with a three piece suite comprising of low level W/C, pedestal wash hand basin and shower cubicle. UPVC double glazed window to front aspect, heated towel rail, tiled flooring and extractor fan.

**OUTSIDE**

The front of the property is mainly gravelled and brick block paved. The enclosed rear garden is mainly gravelled and a decking area with side gated access to the front.

**AGENTS NOTE**

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	78	84