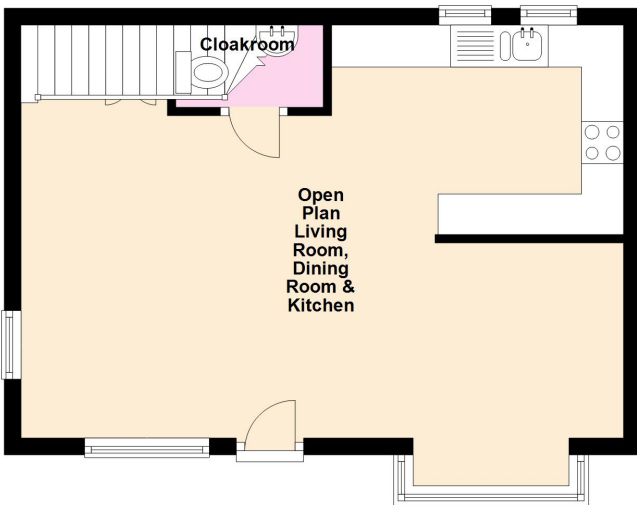
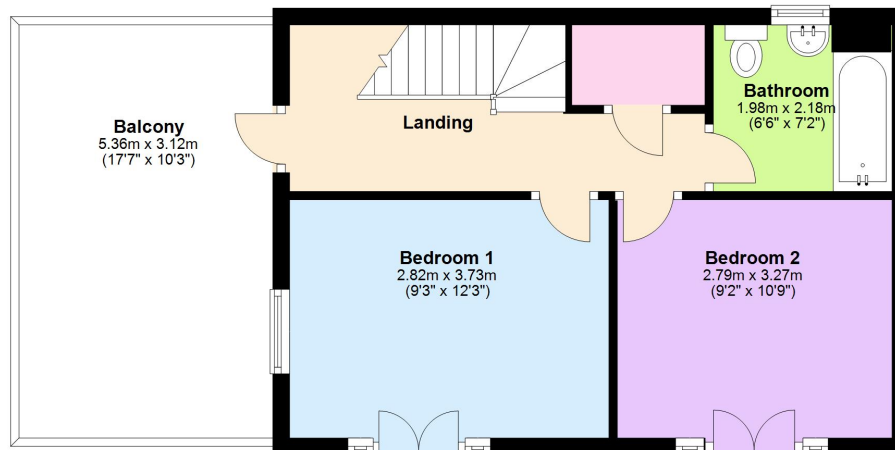




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	85	87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

The dimensions shown on our floor plans are approximate as each home is individually built, the precise measurements may vary although we endeavour to make the information as accurate as possible. Consequently these particulars should be treated as general guidance only and do not constitute a contract or warranty.
Plan produced using PlanUp.



Early viewings are a must for this well presented two bedroom semi detached home. Close to local amenities, the property is also close to Hampton, Peterborough City Centre and offers great access to the A1. An ideal first home or investment. Briefly comprises; open plan living room/dining room/kitchen, downstairs cloakroom, two double bedrooms, bathroom and balcony. Outside there is a driveway providing off road parking for two vehicles and to the rear there is an enclosed garden and solar panels to the roof.



ROOM DESCRIPTIONS

Open Plan Living Room, Dining Room & Kitchen

7.17m (23'6") x 4.92m (16'2")

The kitchen area is fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over. uPVC double glazed window to front, uPVC double glazed box bay window to front, uPVC double glazed window to side, two uPVC double glazed windows to rear. Double radiator, single radiator. The living room/dining room has fitted carpet and the kitchen has vinyl flooring. Telephone point(s), TV point(s), power point(s). Stairs leading to first floor landing. Double door to Storage cupboard, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, vinyl flooring.

First Floor Landing

Fitted carpet, power point(s) with velux skylight. Door to Storage cupboard.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and close coupled WC, heated towel rail, uPVC obscure double glazed window to rear, vinyl flooring.

Bedroom One

3.73m (12'3") x 2.82m (9'3")

UPVC double glazed window to side, two uPVC double glazed windows to front, double radiator, fitted carpet, TV point(s), power point(s), double door, door to Juliet balcony.

Bedroom Two

3.27m (10'9") x 2.79m (9'2")

Two uPVC double glazed windows to front, double radiator, fitted carpet, power point(s), access to loft, uPVC double glazed double door leading to juliet balcony, door to:

Balcony

5.36m (17'7") x 3.12m (10'3")

Garden

Enclosed by wooden panelled fence, patio area, mainly laid to lawn.

Agents Note

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Should you wish to make an offer on this property Bee Residential will ask you for ID, proof of address, proof of deposit & mortgage agreement in principle details, proof of cash, your estate agents details (if you have a related sale), your solicitors details, to ensure that you are in a position to purchase the property. We have not carried out a detailed or structural survey on the property and we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate guide.