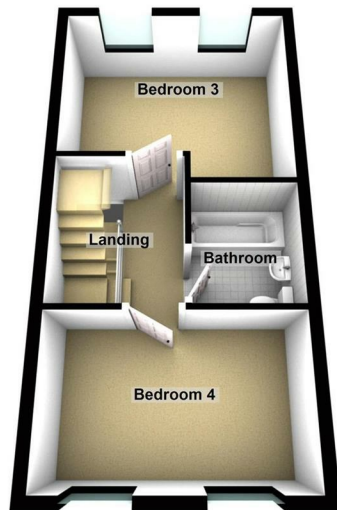
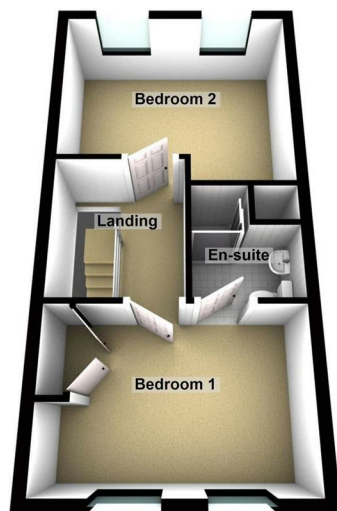




Ground Floor



First Floor



Second Floor

ENTRANCE HALL

CLOAKROOM

KITCHEN

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 3

BATHROOM

BEDROOM 4

BEDROOM 2

BEDROOM 1

SHOWER ROOM ENSUITE

GARAGE



**Woodcock Holmes**  
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

**32 Jones Hill**  
Hampton Vale, Peterborough, PE7 8PR  
£280,000



32 Jones Hill  
Hampton Vale, Peterborough  
PE7 8PR

Spacious four-bedroom modern townhouse in Hampton, Peterborough. Set over three floors with a landscaped garden, garage and parking, this stylish family home is close to schools, shops, green spaces and excellent transport links.

• MODERN FAMILY TOWNHOUSE

• FOUR DOUBLE BEDROOMS

• STYLISH LANDSCAPED REAR GARDEN WITH COMPOSITE DECKING AREA

• ENSUITE SHOWER ROOM TO MAIN BEDROOMS

• LIVING ROOM WITH FRENCH DOORS LEADING TO THE GARDEN

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

• EPC RATING B

• SINGLE GARAGE AND PARKING

• MODERN AND STYLISH FINISH THROUGHOUT

• IDEAL LONG TERM FAMILY HOME

Viewings: By appointment

£280,000

**HALLWAY**  
Door to front, laminate flooring, radiator, stairs to first floor.

**CLOAKROOM**  
6" x 3'7"  
Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin, radiator.

**KITCHEN**  
13'6" x 5'5"  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted ove, fitted four ring hob, fitted extractor fan over, fitted sink drainer, integrated fridge freezer, space for washing machine.

**LIVING ROOM**  
13" x 13'2"  
UPVC double glazed window to rear, French doors to rear, fitted carpet, radiator, store cupboard.

**FIRST FLOOR LANDING**  
Fitted carpet, stairs to second floor, access to:

**BEDROOM 3**  
9'4" x 13"  
UPVC double glazed window to rear x2, fitted carpet, radiator.

**BATHROOM**  
7'5" x 5'11"  
Three piece suite with bath, wash hand basin, WC, radiator.

**BEDROOM 4**  
8'4" x 13"  
UPVC double glazed window to front x2, fitted carpet, radiator.

**SECOND FLOOR LANDING**

**BEDROOM 2**  
9'5" x 13"  
UPVC double glazed window to rear x2, fitted carpet, radiator.

**BEDROOM 1**  
9" x 13"  
UPVC double glazed window to rear x2, fitted carpet, radiator, fitted double wardrobe.

**ENSUITE SHOWER ROOM**  
7'4" x 5'6"  
Three piece suite with shower cubicle, wash hand basin, WC, radiator.

**OUTSIDE**  
The rear garden is private, fully enclosed, and designed for easy maintenance. Beautifully landscaped, it includes a patio area, a raised section of artificial lawn, and a stylish composite decking area, perfect for relaxing or hosting. A single gate to the rear provides access to your single garage and allocated parking space.

**TENURE**  
Freehold.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.  
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.  
None of the appliances, services or equipment described or shown have been tested.

**SERVICES**  
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**INVESTMENT INFORMATION**  
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

| Energy Efficiency Rating                            |         |                         |
|-----------------------------------------------------|---------|-------------------------|
|                                                     | Current | Potential               |
| Very energy efficient - lower running costs         |         |                         |
| (92 plus) A                                         |         | 95                      |
| (81-91) B                                           | 85      |                         |
| (69-80) C                                           |         |                         |
| (55-68) D                                           |         |                         |
| (39-54) E                                           |         |                         |
| (21-38) F                                           |         |                         |
| (1-20) G                                            |         |                         |
| Not energy efficient - higher running costs         |         |                         |
| England & Wales                                     |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                         |
|                                                     | Current | Potential               |
| Very environmentally friendly - lower CO2 emissions |         |                         |
| (92 plus) A                                         |         |                         |
| (81-91) B                                           |         |                         |
| (69-80) C                                           |         |                         |
| (55-68) D                                           |         |                         |
| (39-54) E                                           |         |                         |
| (21-38) F                                           |         |                         |
| (1-20) G                                            |         |                         |
| Not environmentally friendly - higher CO2 emissions |         |                         |
| England & Wales                                     |         | EU Directive 2002/91/EC |