



ENTRANCE HALL

KITCHEN: 2.41m x 2.24m (7'11" x 7'4")

LIVING ROOM: 3.60m x 5.11m (11'10" x 16'9")

LANDING

BEDROOM 1: 3m x 2.67m (9'10" x 8'9")

BEDROOM 2: 2.06m x 3.28m (6'9" x 10'9")

BATHROOM



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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 legal title of the property. Buyers not obtain such verification from their solicitors.

18 Lornas Field
 Hampton Hargate, Peterborough, PE7 8AY
 £190,000



18 Lornas Field Hampton Hargate, Peterborough PE7 8AY

A modern semi detached house in the sought after and popular area of Hampton Hargate. The property is an ideal buy for First Time Buyers and Investors, close to local amenities, travel links and schools.

- SEMI DETACHED HOUSE
- TWO PARKING SPACES
- PRIVATE REAR GARDEN
- GOOD CONDITION THROUGHOUT
- TWO BEDROOMS
- KITCHEN
- LIVING ROOM
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

Viewings: By appointment
£190,000

ENTRANCE HALL

Door to front, laminate flooring, radiator.

KITCHEN

7'4" x 7'11"

UPVC double glazed window to front. Fitted with a matching range of base and eye level units with built in electric oven, four ring gas hob over and extractor hood fitted above. Splash back tiles behind fitted worktops, built in sink drainer, space for fridge freezer, space for washing machine, wall mounted gas central heating boiler.

LIVING ROOM

16'9" x 11'10"

Double glazed patio doors to rear, laminate flooring, radiator, room for dining area and lounge space.

LANDING

Fitted carpet, airing cupboard, access to:

BEDROOM 1

9'10" x 8'9"

UPVC double glazed window to rear, fitted carpet, radiator, fitted wardrobes.

BEDROOM 2

10'9" x 6'9"

UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobe.

BATHROOM

UPVC double glazed obscure window to front. A modern three piece bathroom with low level WC, bow feature sink with mixer tap over, bath with shower fitted over and shower screen to side, fully tiled wall behind the bath and sink, radiator.

OUTSIDE

The front of the property has a tarmac driveway for two vehicle directly outside the house side by side. There is then a lawn area and path to the front doors as well as a path to the side of the property leading to the rear garden.

The rear garden is fully enclosed by timber fencing and is accessed via the patio doors from the living room or the gated side access from the side of the house. The rear garden is mainly laid to lawn with a patio area and a flower bed.

SURROUNDING AREA

Hampton is a new development situated to the south of Peterborough with excellent road links to the A1 network and the Peterborough City Centre. Locally, the property enjoys Primary and Secondary Schools, The Serpentine Green Shopping Centre, doctor's, hairdressers, Public Houses, Library, newly built Leisure Complex and an excellent range of restaurants.

TENURE

Freehold

SERVICES

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

FIXTURES & FITINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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		
(81-91) B		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC