



2 Stonewort Avenue  
Hampton Vale PE7 8WL  
Offers in the region of £315,000

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## 2 Stonewort Avenue Hampton Vale PE7 8WL

Brilliantly presented town house on Stonewort Avenue, a popular part of Hampton Vale.

This very well proportioned property comprises of;

Ground Floor- lounge with box bay window and understairs cupboard, kitchen/dining room with pantry/utility cupboard, double doors to the garden.

First Floor- landing, bedroom two with double doors to the balcony, bedroom three with built in wardrobe, family bathroom.

Second Floor- landing with airing cupboard, bedroom four, bedroom one with en suite shower room and built in wardrobe.

Outside- the frontage is enclosed with iron railings, lawn, hedge line and parking, rear access to the garage and side access to the garden. To the rear, an enclosed garden, laid to patio, raised deck with garden room.

This property is within easy reach of all Hampton has to offer and major transport links.

Tenure: Freehold  
Council Tax Band: D



## Ground Floor

### Lounge

16'2" max x 14'3" max (4.95m max x 4.35m max)

### Kitchen/Dining Room

17'9" max x 14'3" max (5.43m max x 4.35m max)

## First Floor

### Landing

### Bedroom Two

14'3" x 10'8" (4.35m x 3.26m)

### Balcony

### Bedroom Three

14'3" x 8'7" (4.35m x 2.63m)

### Family Bathroom

## Second Floor

### Landing

### Bedroom Four

14'3" x 8'8" (4.35m x 2.65m)

### Bedroom One

14'3" max x 10'8" max (4.35m max x 3.26m max)

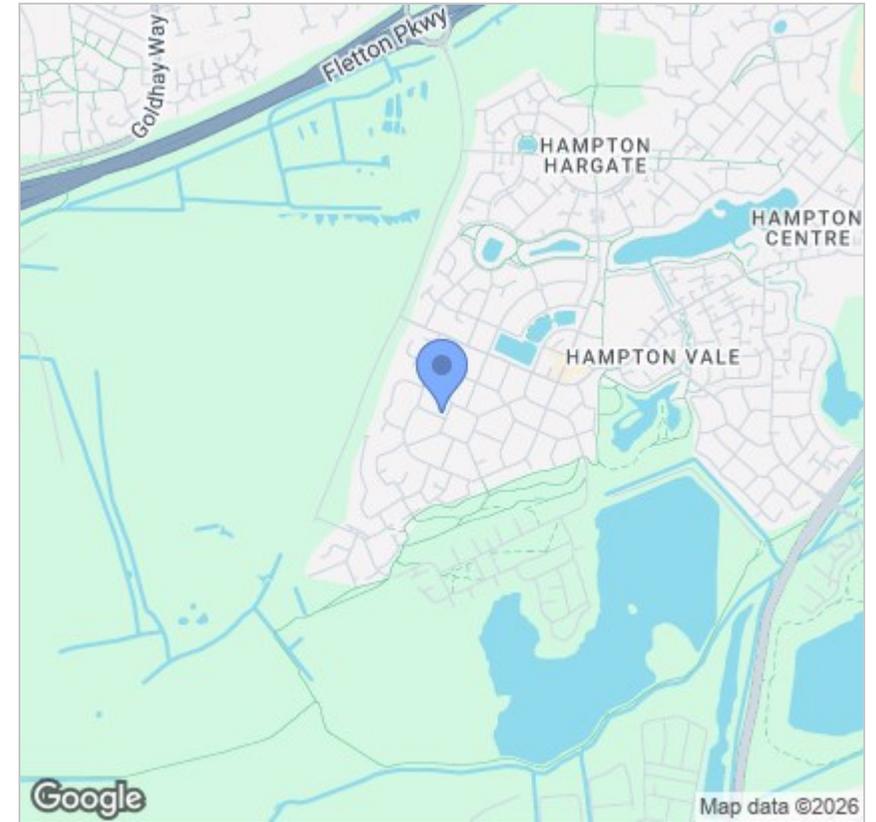
### En Suite



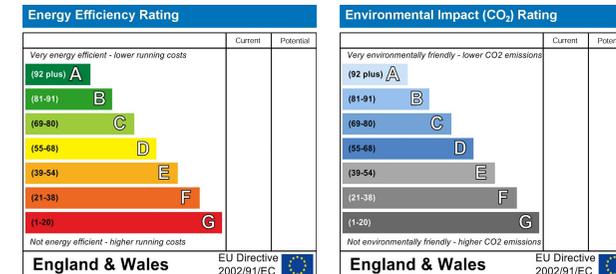
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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