



2 Stonewort Avenue

Hampton Vale PE7 8WL

Offers in the region of £325,000



**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)

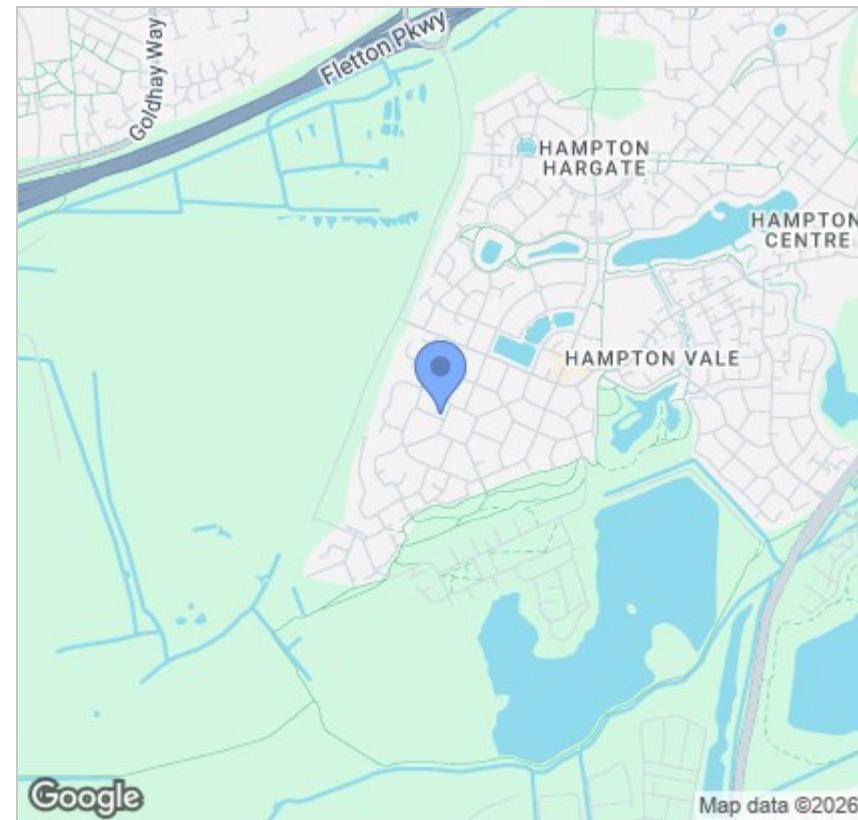
En Suite



Floor Plan



Area Map



Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			
England & Wales			

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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