



24 Coppen Road  
Hampton Vale PE7 8JR

Offers in the region of £350,000

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# 24 Coppen Road

Hampton Vale PE7 8JR

Brilliantly presented semi detached town house on Coppen Road, a popular part of Hampton Vale.

This property comprises of;

**Ground Floor-** open entrance hall with W/C, kitchen/dining room with double doors to the garden, utility room with door to the garden, snug with double doors to the frontage.

**First Floor-** landing, bedroom two, bedroom four, shower room, lounge with two sets of double doors to the refurbished balcony.

**Second Floor-** landing, bedroom one with dressing room and en suite, bedroom three and family bathroom with airing cupboard.

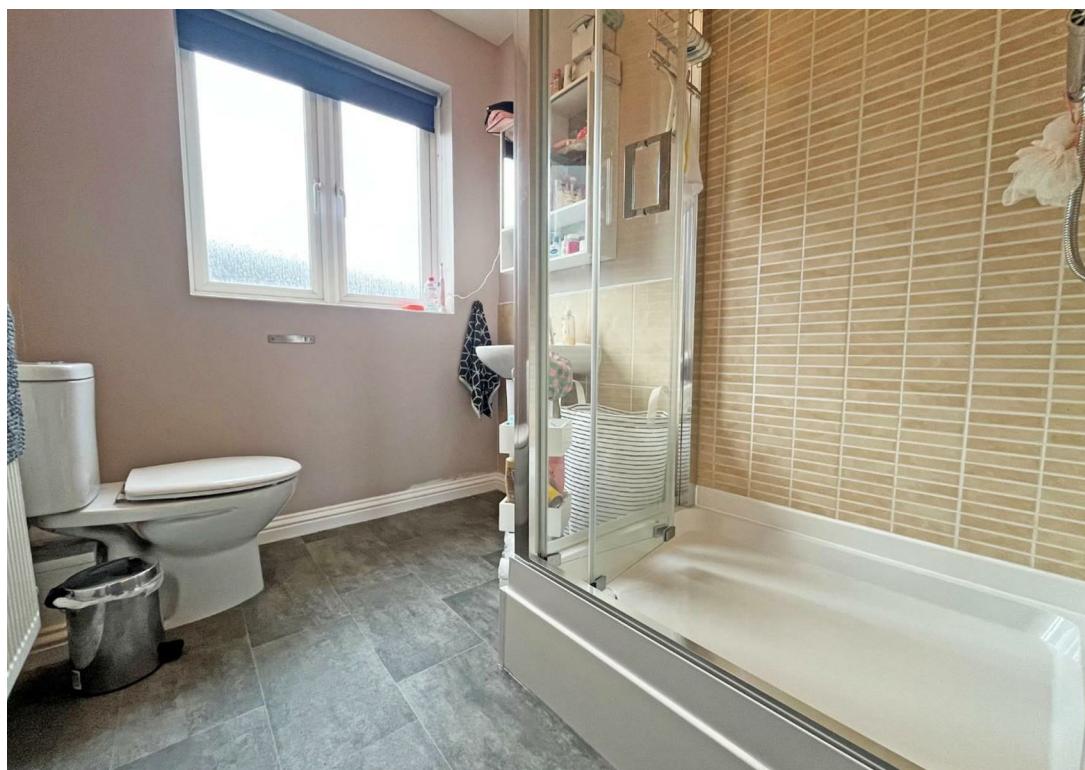
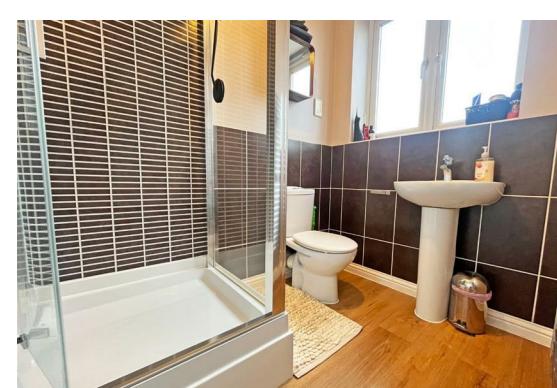
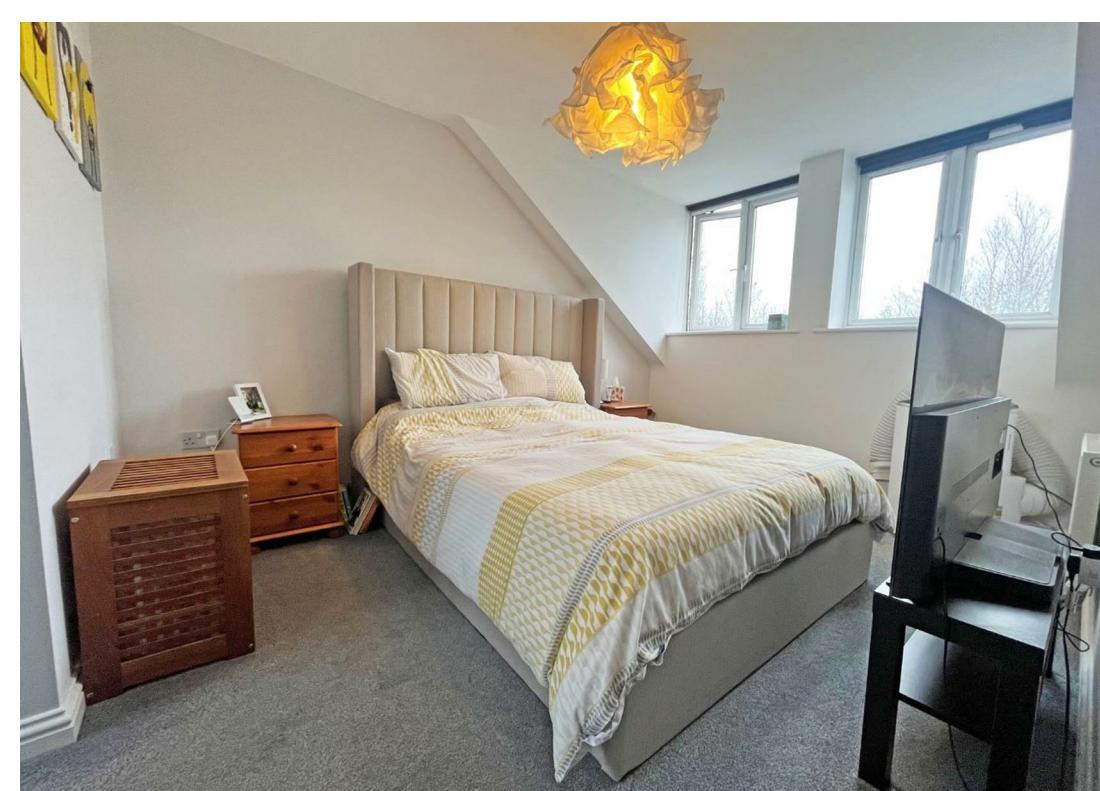
**Outside-** the frontage is enclosed with iron railings and block paved, to the side driveway leading to the single garage and further paved parking, side access. To the rear of the property, an enclosed low maintenance garden mainly laid to patio and artificial turf.

This property is within easy reach of all Hampton has to offer and major transport link. This property has to be viewed to be appreciated.

Tenure: Freehold

Council Tax Band: D





Ground Floor

Entrance Hall

Kitchen/Dining Room  
16'9" x 11'11" (5.11m x 3.65m)

Utility Room  
6'7" x 8'5" (2.02m x 2.59m)

Snug  
12'11" x 9'3" (3.94m x 2.82m)

W/C

First Floor

Landing

Lounge  
17'7" max x 10'10" max (5.36m max x 3.31m max)

Bedroom Two  
10'8" x 9'2" (3.26m x 2.81m)

Bedroom Four  
8'2" x 7'3" (2.51m x 2.21m)

Shower Room

Second Floor

Landing

Bedroom One  
11'9" x 9'3" (3.60m x 2.84m)

Dressing Room  
9'3" max x 7'0" (2.84m max x 2.14)

En Suite

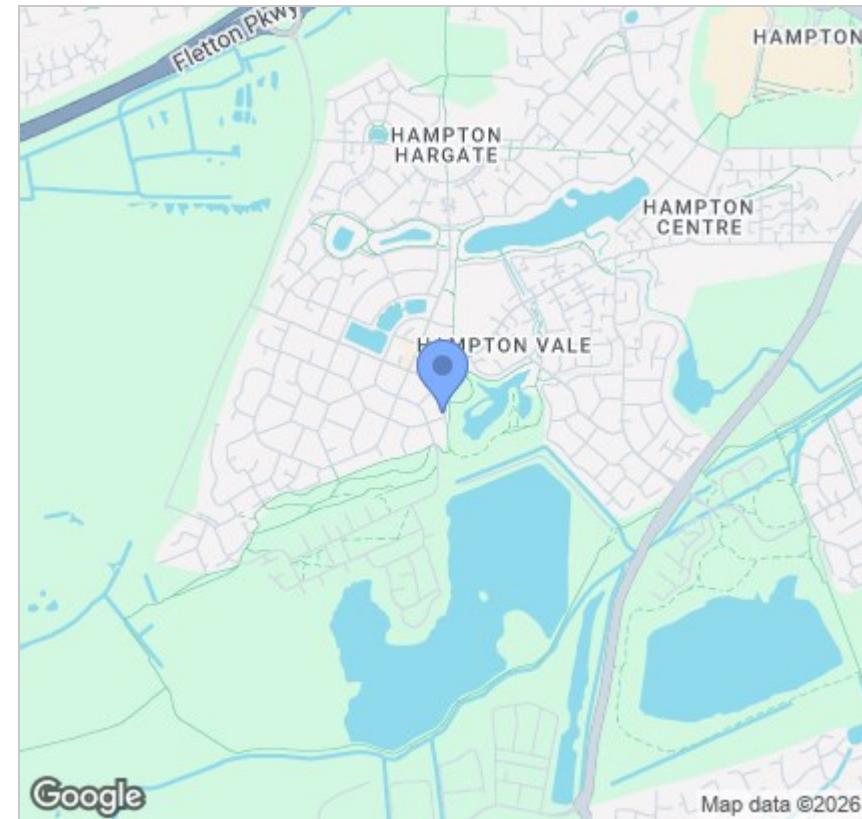
Bedroom Three  
10'8" x 8'3" (3.27m x 2.53m)

Family Bathroom

## 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			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## 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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