



18 Thorn Road

Hampton Hargate PE7 8EB

Offers in the region of £255,000



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Very well proportioned property on Thorn Road, a popular road in Hampton Hargate.

This property comprises of;

Ground Floor- entrance hall, lounge with understairs cupboard, kitchen/diner facing the rear, utility area with door to the garden and the w/c.

First Floor- Landing with airing cupboard, three double bedrooms, family bathroom, bedroom one benefitting from en suite and built in wardrobes.

Outside- frontage enclosed with iron railings, garage and parking accessed through the side entrance, enclosed rear garden laid to lawn and patio, access to the side.

This property is within easy reach of all the local amenities Hampton has to offer including schools, shops, healthcare and transport links.

Tenure: Freehold

Council Tax Band: C





Ground Floor

Entrance Hall

Lounge

12'7" x 11'8" (3.84m x 3.58m)

Kitchen/Diner

14'9" x 9'3" (4.52m x 2.83m)

Utility Area

W/C

First Floor

Landing

Bedroom One

14'11" max x 10'10" max (4.56m max x 3.31m max)

En Suite

Bedroom Two

11'2" x 7'1" (3.42m x 2.18m)

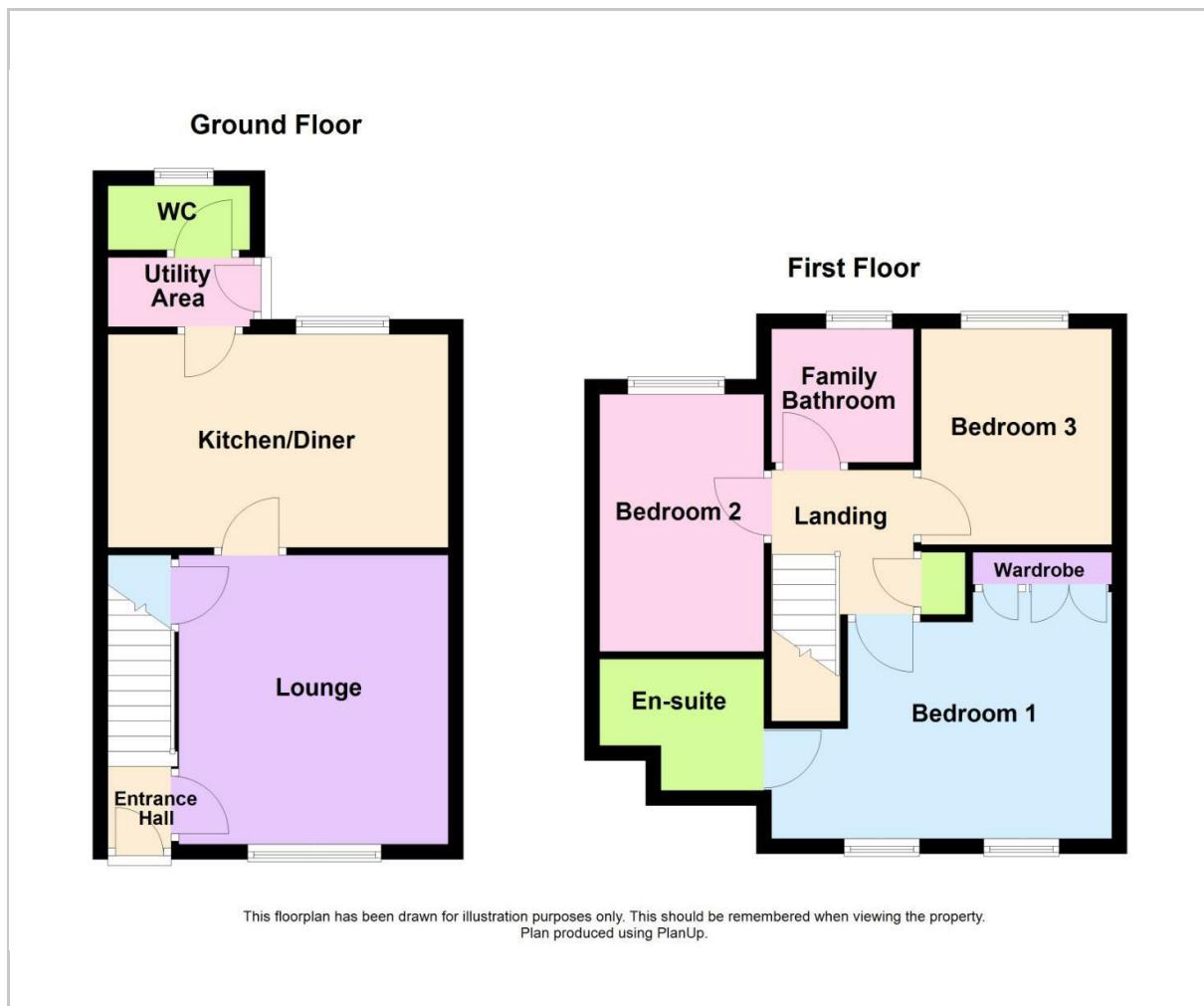
Bedroom Three

9'4" x 8'2" (2.87m x 2.49m)

Family Bathroom



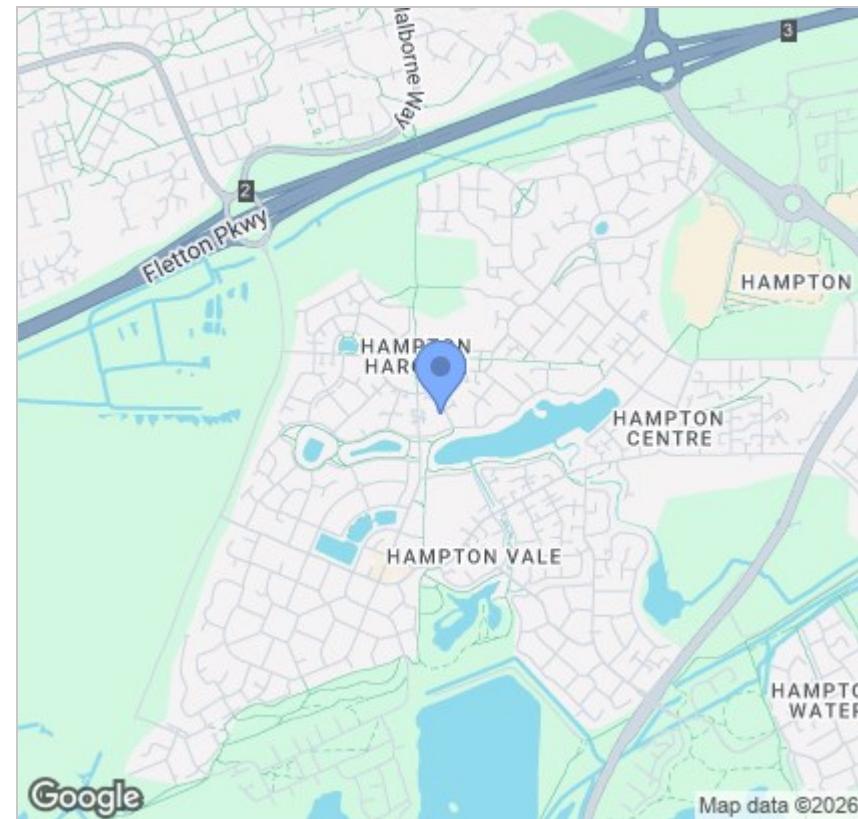
## Floor Plan



## Viewing

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

## 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			

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