



29 Eagle Way

Hampton Vale PE7 8EL

Offers in the region of £260,000



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Located with easy access to the many amenities offered by the location, major transport routes including the A1 trunk road and schools for all ages this staggered end terrace townhouse has gas radiator heating and PVCu double glazing.

The property comprises; entrance hallway, with doors of to the W/C fitted with a toilet and wash basin, utility area for washing machine. The Kitchen has matching range of base and eye level units, with built in appliances such as fridge freezer and dishwasher and is open plan to lounge/diner with French doors to the garden, the door between hallway and lounge can be reinstated.

On the first floor there are three bedroom, two of which are double. The Family bathroom is also located on the first floor and is fitted with a white three piece suite including hand held shower over the bath.

To the top floor is the master bedroom with en-suite with three piece suite including double walk in shower cubicle W/C and basin, There is a further room on the top floor that could be used a study or dressing room.

To the rear of the property is the enclosed rear garden which is laid with patio seating area and gravel, rear gate leading to the parking area and the garage.

Viewing is recommended and the property is being sold with no onward chain.

Tenure: Freehold

Council Tax Band: D



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Ground Floor
Entrance Hall
W/C
Kitchen
10'8" x 7'22 (3.25m x 2.13m)



Lounge
16' x 15' (4.88m x 4.57m)
First Floor
Landing



Bedroom Two
15' x 8'6" (4.57m x 2.59m)
Bedroom Three
11'9" x 7'10" (3.58m x 2.39m)
Bedroom Four
8'5" x 6'10" (2.57m x 2.08m)



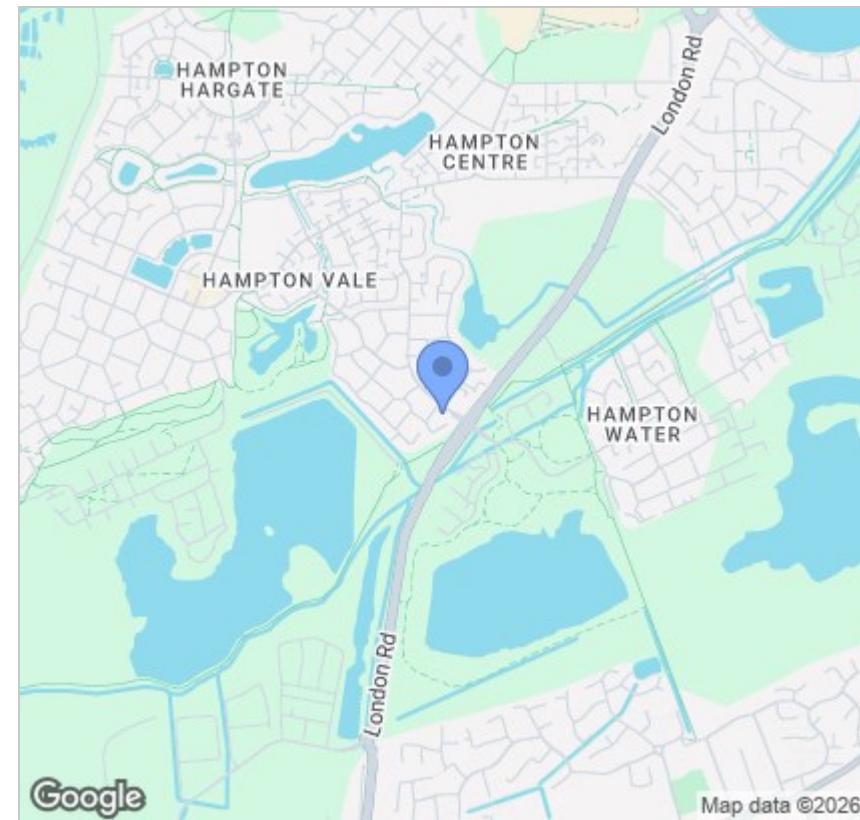
Family Bathroom
Second Floor
Bedroom One
15' x 14'11" (4.57m x 4.55m)
Dressing Room
En Suite



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.