



5 Waterton Way

Hampton Vale PE7 8NL

Offers in the region of £325,000



## 5 Waterton Way

### Hampton Vale PE7 8NL

Brilliantly presented semi detached townhouse on Waterton Way, a very popular part of Hampton Vale.

This property comprises of;

**Ground Floor-** entrance hall with understairs cupboard and re-fitted w/c, sliding door to the re-fitted and impressive kitchen/breakfast room, sliding door to the lounge area and through to the dining area that gives double door access to the garden.

**First Floor-** landing with airing cupboard, three bedrooms and a re-fitted family bathroom. Bedrooms two and three benefitted from built in wardrobes.

**Second Floor-** landing, bedroom one with built in wardrobes, eave storage and a re-fitted en suite shower room.

**Outside-** to the front of the property, paved frontage with side double gates to the driveway and single detached garage. To the rear of the property, a very well maintained enclosed garden, mainly laid to lawn with patio and deck area's. To the rear of the garden, the current owners have installed a self contained room which currently used as a bar/lounge but lends itself to a multitude of uses.

This property is within easy reach of all Hampton has to offer and major transport links, this property very much needs to be viewed to be fully appreciated.

Tenure: Freehold  
Council Tax Band: D







## Ground Floor

### Entrance Hall

Kitchen/Breakfast Room  
13'10" x 9'1" (4.24m x 2.78m)

### W/C

Lounge  
16'2" max x 12'0" max (4.93m max x 3.67m max)



Dining Area  
7'6" x 7'3" (2.29m x 2.21m)

## First Floor

### Landing

Bedroom Two  
11'9" x 9'3" (3.59m x 2.84m)

Bedroom Three  
10'2" x 9'3" (3.11m x 2.83m)



Bedroom Three  
10'4" max x 6'7" max (3.16m max x 2.02m max)

## Family Bathroom

## Second Floor

### Landing

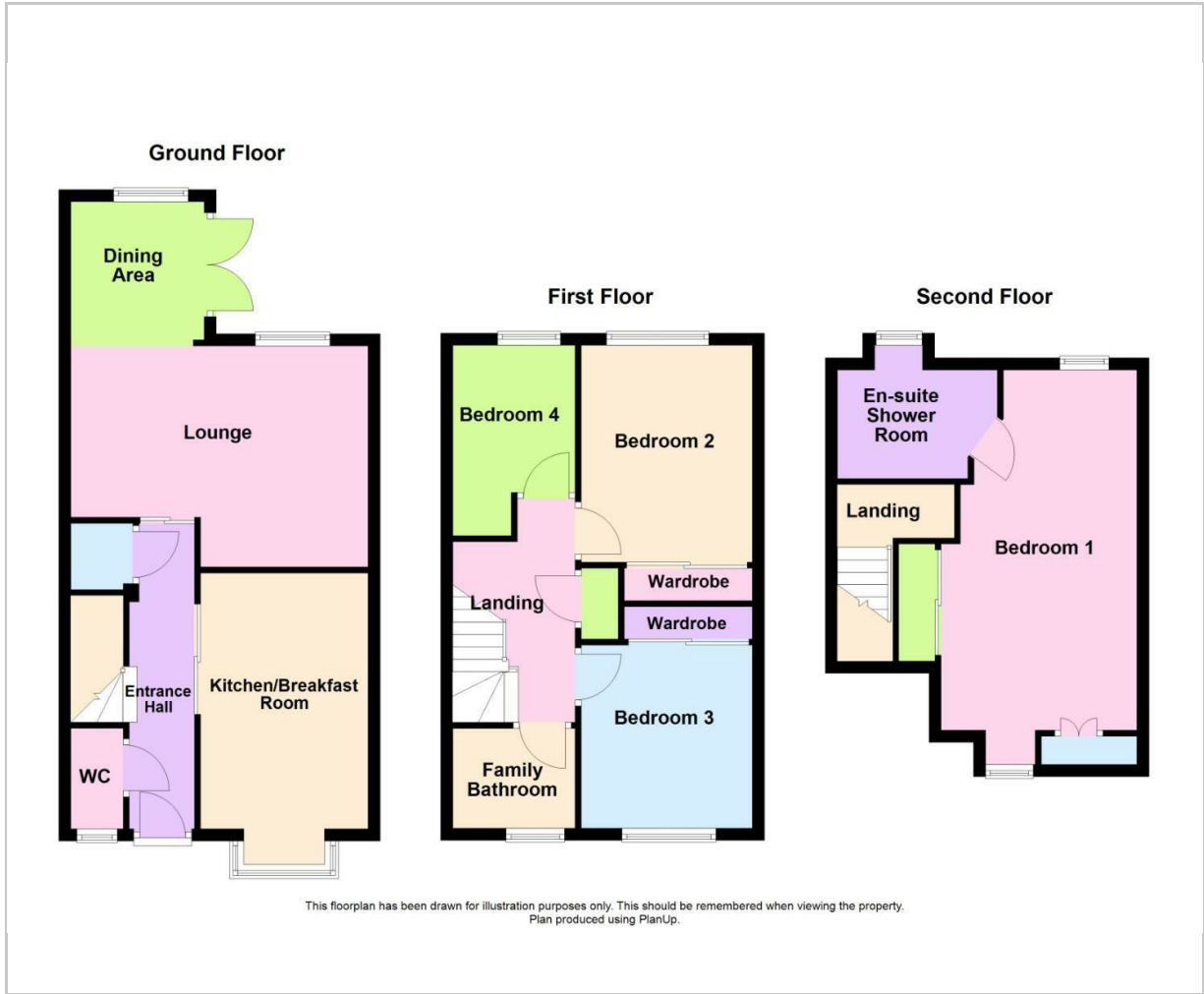
Bedroom One  
19'7" max x 10'5" max (5.99m max x 3.19m max)

## En Suite Shower Room





Floor Plan



Viewing

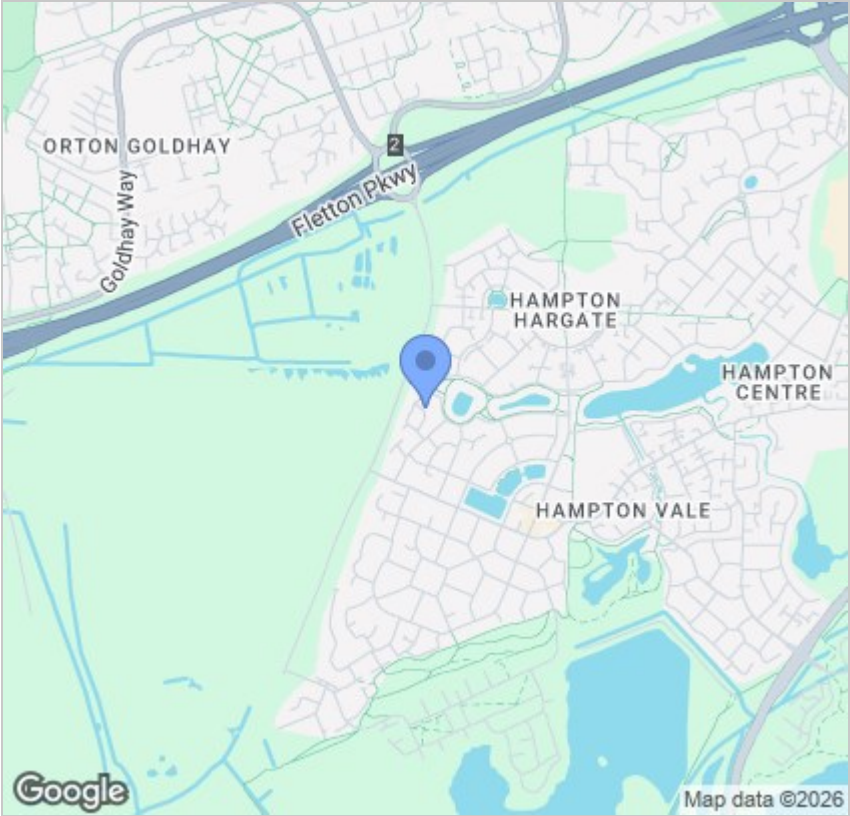
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

