



5 Waterton Way

Hampton Vale PE7 8NL

Offers in the region of £325,000



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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)

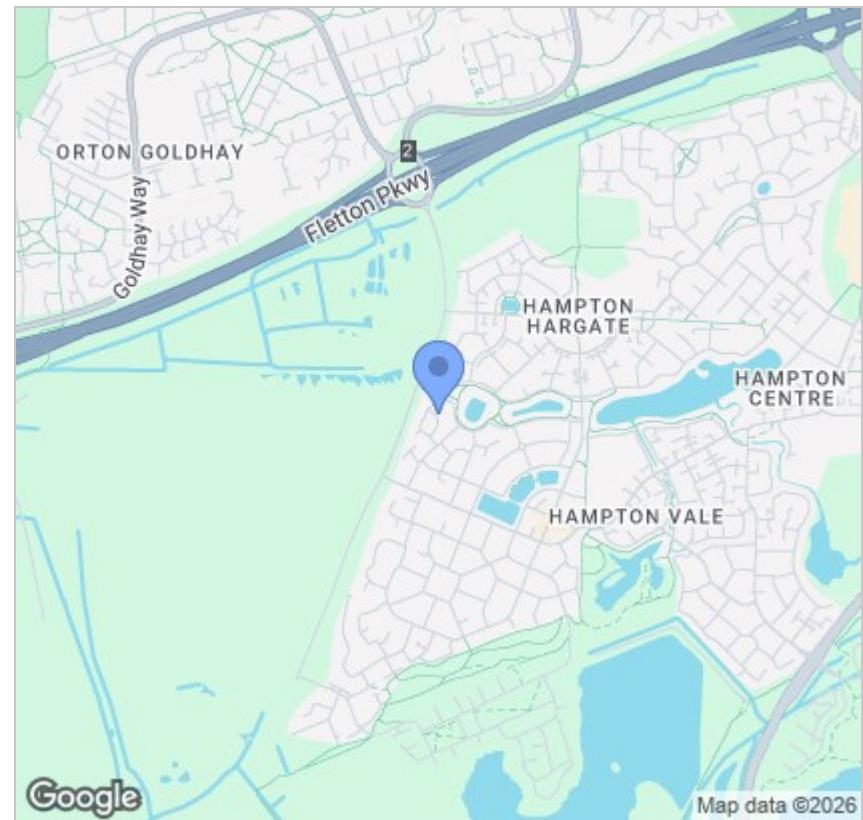
En Suite Shower Room



Floor Plan



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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