



14 Freshwater Road

Hampton Vale PE7 8JJ

Offers in the region of £310,000



# 14 Freshwater Road

Hampton Vale PE7 8JJ

Brilliantly presented semi detached townhouse on Freshwater Road, a popular area within Hampton Vale.

This property comprises of:

**Ground Floor-** entrance hall with under stairs cupboard, w/c, kitchen/breakfast room with box bay window to the front, lounge with dining area, double doors to the garden.

**First Floor-** landing with airing cupboard, bedrooms two, three and four, family bathroom.

**Second Floor-** landing, bedroom one with wardrobe/storage cupboard, dormer window to the front and Velux window to the rear, en suite shower room.

**Outside-** to the front of the property, a gated drive to the side leading to the single garage and side access. To the rear of the property, an enclosed garden mainly laid to lawn and patio, personnel door to the garage.

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

W/C

Kitchen/Breakfast Room  
13'10" x 9'1" (4.23m x 2.78m)

Lounge Area  
16'2" max 12'0" max (4.95m max 3.67m max)

Dining Area  
8'10" x 7'4" (2.70m x 2.25m)

First Floor

Landing

Bedroom Two  
13'8" max x 9'3" max (4.18m max x 2.84m max)

Bedroom Three  
12'2" max x 9'3" max (3.72m max x 2.84m max)

Bedroom Four  
10'4" max x 6'7" max (3.17m max x 2.03m max)

Family Bathroom

Second Floor

Landing

Bedroom One  
19'6" max x 10'5" max (5.96m max x 3.18m max)

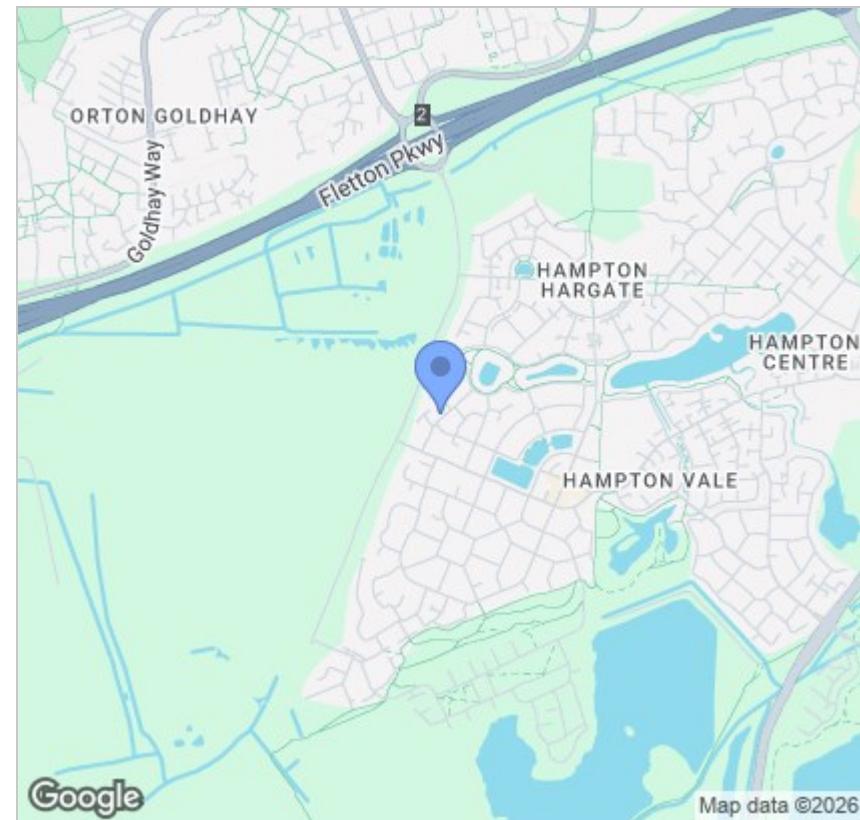
En Suite Shower Room



## 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 <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			
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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