



22 Coppen Road
Hampton Vale PE7 8JR

Offers in the region of £360,000

22 Coppen Road Hampton Vale PE7 8JR

Set in a popular location within Hampton Vale & ideally close to local amenities and schools nearby is this well presented, semi detached town house.

This property comprises of;

Ground Floor- light & airy entrance hall with stairs leading to the first floor and a downstairs cloakroom. From the hallway, doors lead to a modern fitted kitchen/dining room with double doors to the garden, utility room with door to the garden, lastly, further door from the hall. provides access into a good size office/snug space with double doors to the front aspect.

Venturing up to the first floor, there are, two decent size bedrooms, shower room comprising of a three piece suite, and a family lounge with two sets of double doors leading to the balcony.

Second Floor & landing, leads to the main bedroom with dressing area and an en suite shower room, with a further bedroom off the landing and a three piece family bathroom.

Outside- Graveled front garden with shared driveway to the side leads to a single garage, with further gated access into the rear garden. To the rear of the property, an enclosed rear garden which is mainly laid.

Tenure: Freehold
Council Tax Band: D





Entrance Hall:

Downstairs Cloakroom:

Study/Snug:
9'3" x 12'11" (2.84m x 3.95m)

Kitchen/Diner:
11'11" x 16'10" (3.65m x 5.14m)

Utility Room:
8'5" x 6'7" (2.57m x 2.02m)



First Floor & Landing:

Lounge:
10'10" x 17'6" max (3.32m x 5.35m max)

Bedroom 3:
10'9" x 9'1" plus door recess (3.28m x 2.78m plus door recess)

Bedroom 4:
7'3" x 8'2" (2.21 x 2.51m)

Shower Room:

Second Floor & Landing:

Bedroom 1:
11'8" x 9'3" plus door recess (3.57m x 2.84m plus door recess)

Dressing Area:

En-suite:

Bedroom 2:
8'3" x 10'9" (2.52m x 3.28m)

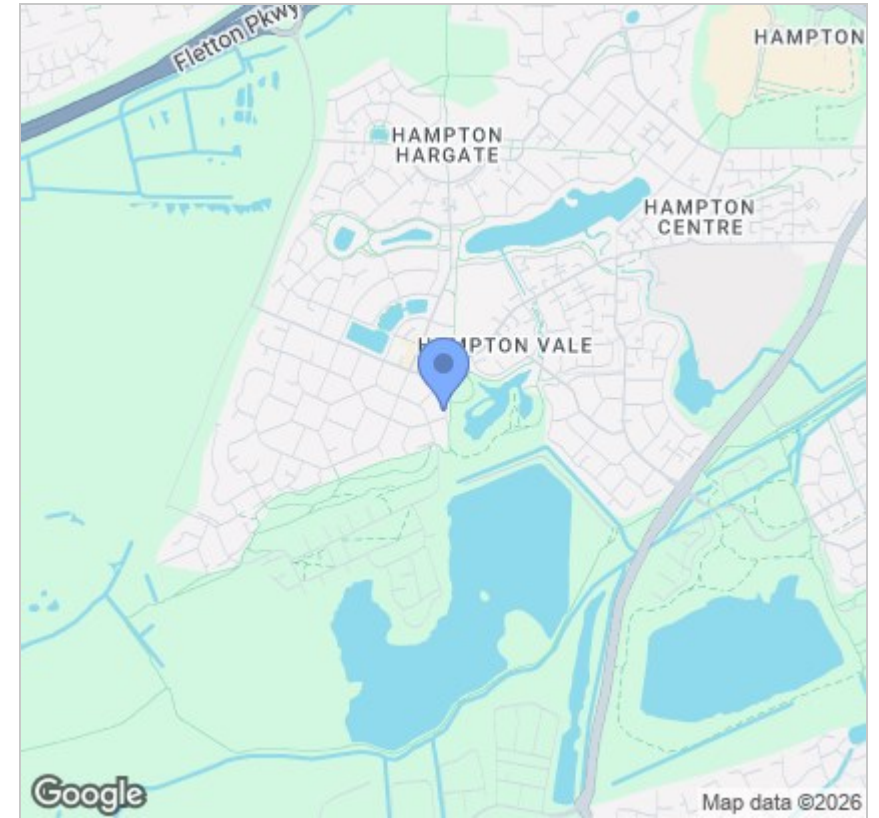
Family Bathroom:



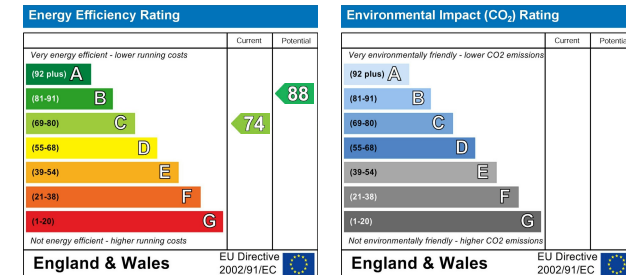
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
 Peterborough, PE2 5HE
 T: 01733 852257
 E: orton@firminandco.co.uk