



159 Hargate Way
Hampton Hargate PE7 8FL
£335,000

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Firmin & Co are pleased to offer for sale with no upward chain, this well maintained, House of Multiple Occupancy (HMO) which is situated on Hargate Way, Hampton Hargate a popular area within the Hampton's and ideally situated near to both local amenities with excellent transport links nearby.

This property comprises of;

Ground Floor- entrance hall with door to the garage, downstairs cloakroom and under stairs cupboard. Kitchen/Diner with double doors to the garden.

First Floor- landing, offers two rental rooms, and a three piece bathroom.

Second Floor- landing with airing cupboard, leads to three rental rooms, with two of the rooms benefiting from en-suite facilities.

Third Floor- offers an, open plan room with kitchen area and enjoying en suite facilities.

Outside- driveway to the front, enclosed rear garden mainly laid to lawn.

The total income for this property is in the region of £38,640 per annum.

Tenure: Freehold
Council Tax Band: F



Entrance Hall:

Downstairs Cloakroom:

Kitchen/Diner:

16'4" max x 18'5" max (5.00 max x 5.62m max)

First Floor & Landing:

Bedroom 2:

16'3" x 18'6" (4.96m x 5.66m)

Bedroom 5:

9'11" max x 17'8" max (3.04m max x 5.39m max)

Bathroom:

5'8" x 9'1" (1.73m x 2.78m)

Second Floor & Landing:

Bedroom 3:

12'0" x 10'4" (3.68m x 3.16m)

En-Suite Bathroom

5'11" x 9'0" (1.82m x 2.76m)

Bedroom 4:

11'6" x 10'9" (3.51m x 3.30m)

En-Suite Shower Room:

5'10" x 5'10" (1.78m x 1.78m)

Bedroom 6:

8'8" plus wardrobe x 7'10" (2.66m plus wardrobe x 2.41m)

Third Floor

Open Plan Bedroom/Kitchen:

22'0" plus window recess x 13'6" max (6.72m plus window recess x 4.14m max)

En-Suite Shower Room:

9'6" max x 6'7" max (2.91m max x 2.01m max)

Garage:

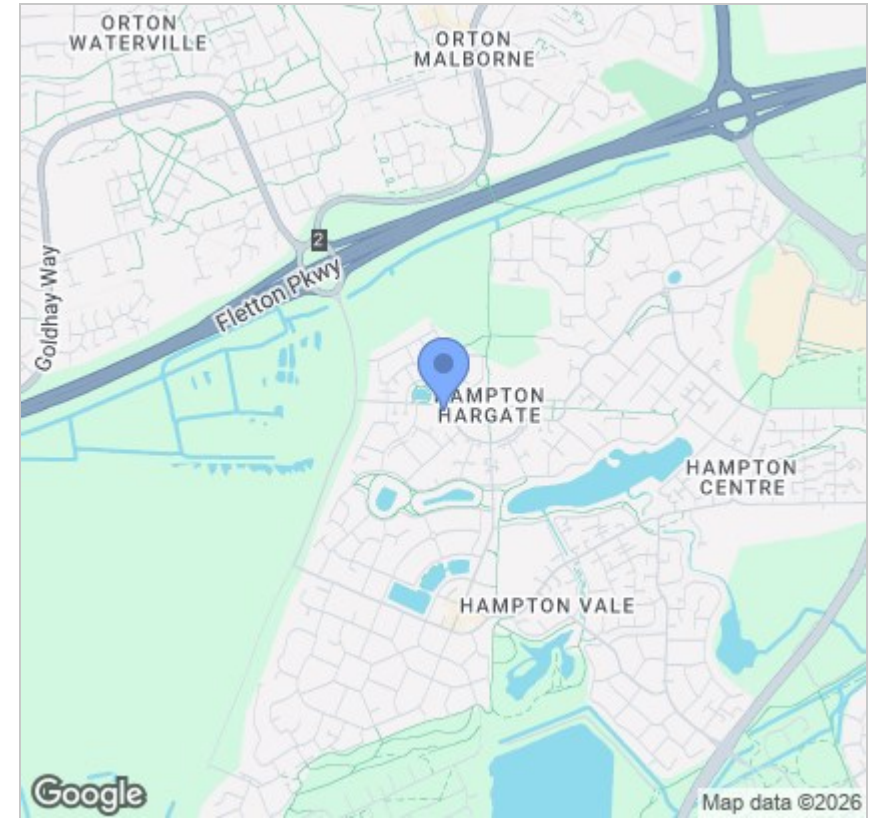
18'6" x 8'8" (5.65m x 2.66m)



Floor Plan



Area Map



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.



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Energy Efficiency Graph

