



5 Puffin Lane

Hampton Vale PE7 8LF

Offers in the region of £198,000



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Hampton Vale PE7 8LF

Nicely proportioned semi detached house on Puffin Lane, a popular part of Hampton Vale.

This property comprises of;

Ground Floor- lounge with stairs to the first floor, kitchen/diner with door to the garden, W/C.

First Floor- landing, two bedrooms and a bathroom.

Outside- lawned frontage enclosed with a bush line, side access. To the rear of the property, an enclosed garden laid to lawn and benefits from a personal door to the garage. The garage is in a block to the rear of the property.

This property is within easy reach of all the local amenities Hampton has to offer and major transport links. This property is also offered with No Forwarding Chain.

Tenure: Freehold
Council Tax Band: B



Ground Floor

Lounge

14'7" max x 12'7" max (4.47m max x 3.84m max)

Kitchen/Diner

12'5" x 9'11" (3.81m x 3.04m)

W/C

First Floor

Landing

Bedroom One

12'7" max x 12'7" max (3.84m max x 3.84m max)

Bedroom Two

12'0" max x 7'6" max (3.67m max x 2.29m max)

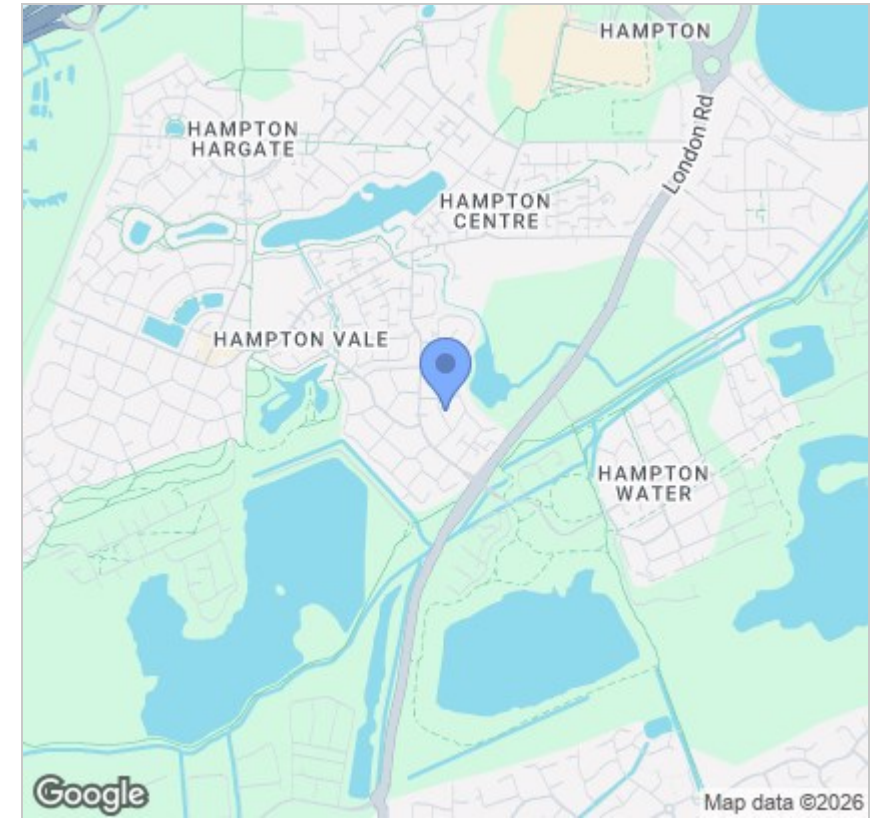
Bathroom



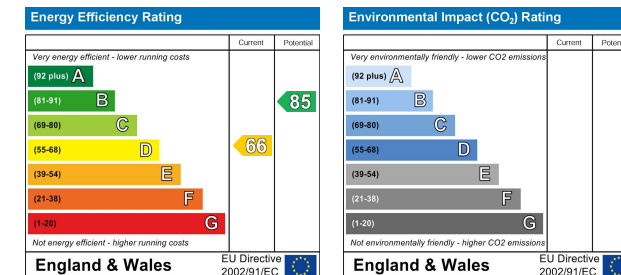
Floor Plan



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.



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