



Bayleaf Avenue, Hampton Vale Peterborough
£230,000 Freehold

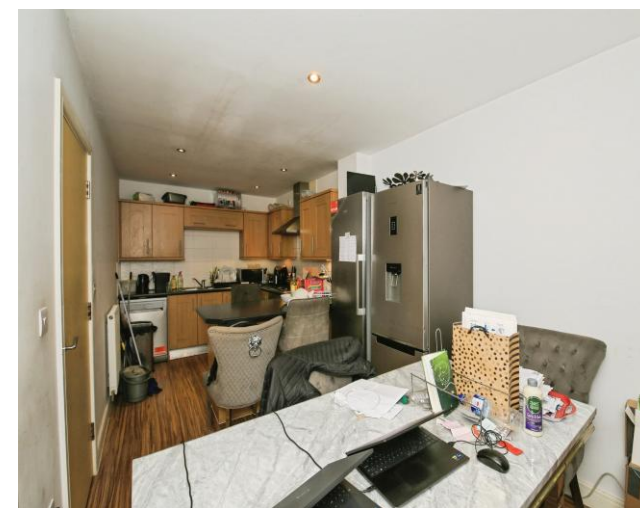
**Sharman
Quinney**

Key Features



- Modern Three Storey Town House
- Three Bedrooms + En-Suite Shower Room
- Kitchen/Diner + Lounge
- Downstairs Cloakroom + Utility Room
- Single Garage + Rear Garden

Located in the popular area of Hampton Vale. Being sold with No Upward Chain, benefits from having secure gated access to the Two Allocated Parking Spaces, in brief the accommodation comprises of, Entrance Hall with a built-in storage cupboards, door to the Inner Hallway with stairs to the first floor landing, door to the rear garden and doors to, Two Piece Downstairs Cloakroom, Kitchen/Diner which is fitted with a range of base and eye level units, cupboards and drawers, worktop space, single drainer sink unit, built-in gas hob, electric oven, space for fridge/freezer, Utility Room also fitted with matching range of base and eye level units, worktop space with a single drainer sink unit, plumbing for washing machine, concealed wall mounted heating boiler, First Floor Landing with stairs to the second floor landing, doors to the Lounge with double doors to the



Juliet balcony, Bedroom 1 has some fitted wardrobes and overhead cupboards, door to the Three Piece Shower Room, Second Floor Landing with doors to Bedrooms 2 & 3 and to the Three Piece Shower Room, Outside frontage open plan, rear garden enclosed with gated access to the parking spaces.

Entrance Hall - 5'7" x 4'6"

Built-in Cupboard - 5'7" x 1'8"

Inner Hallway - 19'6" 3'8" (excluding stairs)

Downstairs Cloakroom - 6'max x 2'7"max

Kitchen/Diner - 20' x 8'7"

Utility Room - 8'9" x 5'3"

First Floor Landing - 12'9"max x 6'5"max
(including stairs)

Lounge - 16'max x 12'5"max

Bedroom 1 - 11'3" max x 9'2"max (including wardrobe)

En-Suite Shower - 9'max x 3'9"max (including shower cubicle)

Second Floor Landing - 6'8" x 3'1"

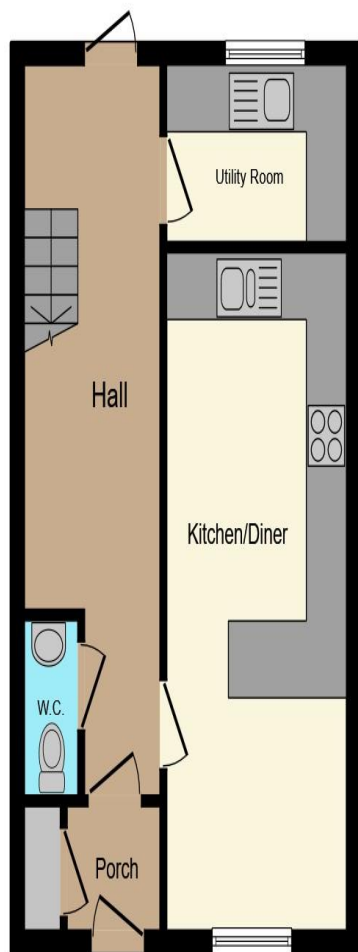
Bedroom 2 - 10'max x 9'1"max (excluding dormer window)

Bedroom 3 - 12'6"max 8'4"max (excluding dormer window)

Family Bathroom - 6'1"max x 5'7"max

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

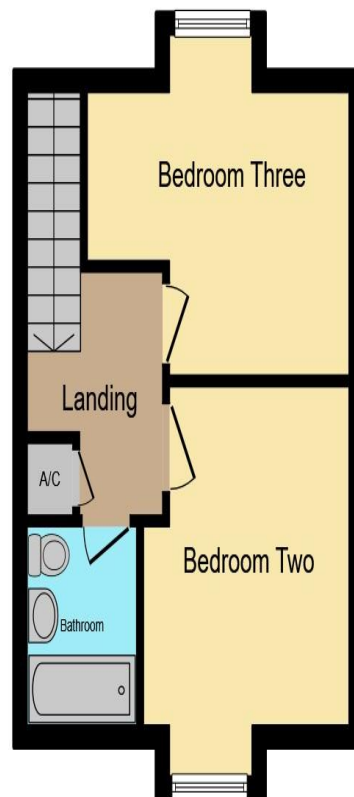




Ground Floor



First Floor



Second Floor

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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