

32 Beaumont Way, Hampton Hargate, Peterborough

£1,400 pcm

NEWTON FALLOWELL

32 Beaumont Way

Hampton Hargate, Peterborough

This modern FOUR BEDROOM three-storey townhouse is AVAILABLE IMMEDIATELY and offers flexible accommodation and a SUPERB VIEW to the front aspect. The property opens with a welcoming entrance hallway leading to a spacious lounge, having formerly been a garage, whilst the contemporary kitchen diner is situated to the rear, featuring a range of fitted units, integrated appliances (including oven, hob, and extractor), and ample space for dining. Upstairs the first floor landing hosts two of the four bedrooms, which both offer space for a double bed and one of the bedrooms having a Juliet balcony overlooking playing fields, as well as being accompanied by a useful WC, whilst the second floor landing hosts the final two bedrooms, with the main bedroom boasting an en-suite comprising of a shower, WC and wash basin, with all bedrooms having access to the family bathroom on the second floor, which offers a three-piece white suite to include a WC, wash basin and bath with a shower over. Outside the property hosts driveway parking to the front aspect and to the rear a garden comprising of both patio seating space and lawn.

Council Tax band: C

Tenure: Freehold

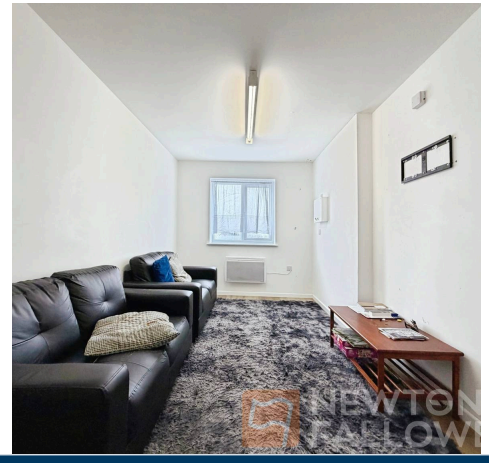
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:















Entrance Hall

Lounge
17' 9" x 8' 0" (5.41m x 2.43m)

Kitchen Diner
13' 0" x 11' 0" (3.95m x 3.36m)

First Floor landing

Bedroom 2
13' 0" x 11' 0" (3.95m x 3.36m)

Bedroom 3
11' 0" x 11' 0" (3.36m x 3.35m)

WC

Second Floor Landing

Bedroom 1
11' 5" x 11' 0" (3.48m x 3.35m)

En-Suite
5' 7" x 5' 0" (1.69m x 1.53m)

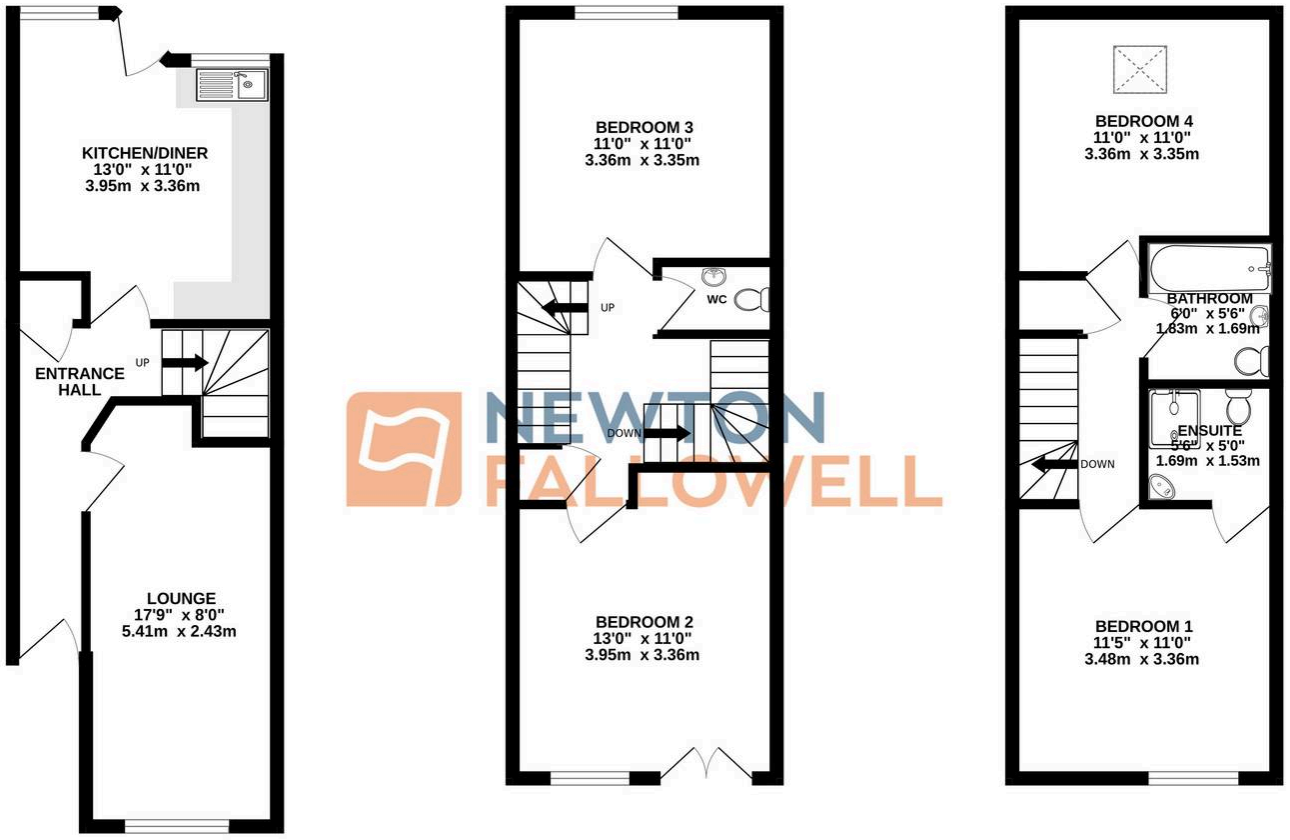
Bedroom 4
11' 0" x 11' 0" (3.36m x 3.35m)

Family Bathroom
6' 0" x 5' 7" (1.83m x 1.69m)

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.7 sq.m.) approx.

2ND FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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