



Beaumont Way, Hampton Hargate Peterborough

£250,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Town House
- Three Storey Living
- 3 Bedrooms
- Kitchen/Breakfast Room
- En-Suite to Bedroom 1
- Off Road Parking
- Garage

#The accommodation comprises of, entrance hall, kitchen/breakfast room, downstairs cloakroom.

On the first-floor landing is the cozy lounge, bedroom 2 and separate Wc.

On the second floor is bedroom 1 with an ensuite shower room, bedroom 3 and family bathroom.

Outside the rear garden offers a nice environment for the family to enjoy their outdoor activities together, parking, no problem, the driveway to the front provides off road parking for one car whilst giving access to the single integral garage.



Entrance Hall

Door to garage

Downstairs cloakroom

Kitchen/breakfast Room

3.66m ex recess x 3.61m max (12'0" ex recess x 11'10" max)

First floor

Lounge

4.11m x 3.63m (13'06" x 11'11")

Bedroom 2

3.66m x 2.69m into recess (12'0" x 8'10" into recess)

Separate Wc

Stairs to second floor

Bedroom 1

3.68m x 3.58m restricted ceiling height (12'01" x 11'09" restricted ceiling height)

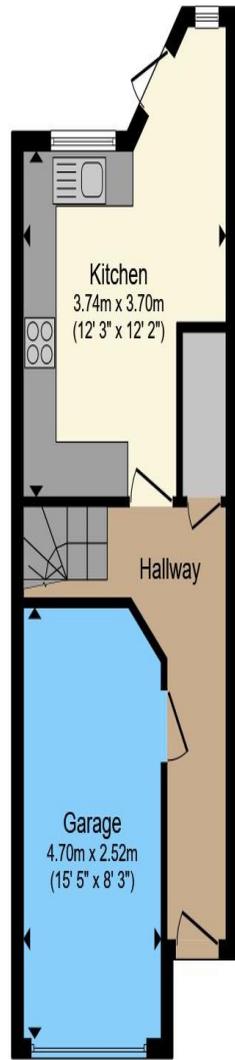
Ensuite

Bedroom 3

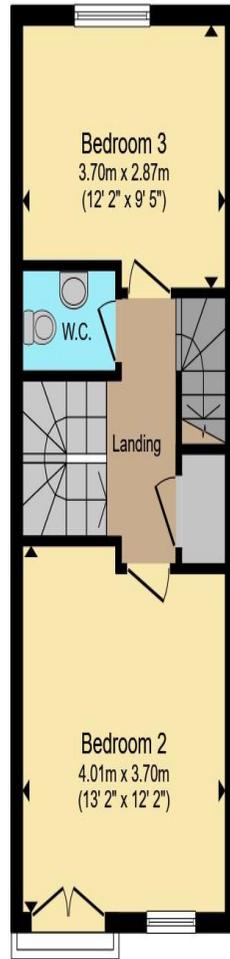
3.66m x 2.44m (12'0" x 8'0")

Family bathroom

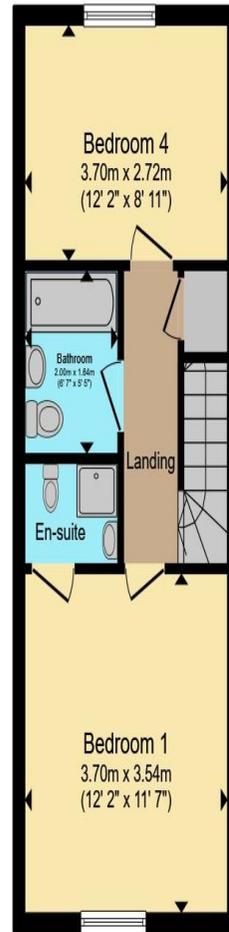




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 107.7 m<sup>2</sup> (1,159 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

Outside the rear garden offers a nice environment for the family to enjoy their outdoor activities together, parking, no problem, the driveway to the front provides off road parking for one car whilst giving access to the single integral garage 5.16m x 2.57m (16'11" x 8'05").

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,  
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM201710 - 0003

