



Jones Hill

, Hampton Heights, Peterborough, Cambridgeshire, PE7 8SP

Rental £2,000 pcm
4 bedroom Detached House available Now

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Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.15 - 17.00; Thurs 09.15 - 17.00
Fri 09.15 - 17.00; Sat 10.00 - 13.00; Sun Closed

- * Unfurnished
- * The island in the kitchen with its marble worktops
- * The open green spaces in Hampton Heights

Situation
Tortoise Property are delighted to offer this detached four bedroom property situated in Hampton Heights, the new Cala Homes development in Hampton Vale. **Price reduction to £2000 per calendar month for an application received by the 31st January 2024**
Please call for either a viewing or virtual tour of this property The ground floor has a dining room, utility, cloakroom with a spacious kitchen / family area. The first floor has a large lounge, two double bedrooms and a family bathroom. Whilst the second floor has two further double bedrooms, each with its own suite. Outside the home has a walled garden, parking for three cars on the driveway and a single garage. The Hampton Vale primary school is a 15 minute walk or a 5 minute car journey from the property and Hampton College can be reached on foot in around 25 minutes and by car in 4 minutes. The vivacity premier gym can be reached in 10 minutes by bike or by car in approx 7 minutes. Tesco's in under 7 minutes by car and Aldi's in around 8 minutes by car. The property is also within a 5 minute walk of two conservation areas and is close to a play park for children. The City Centre can be reached by car in under 11 minutes and by bus in 46 minutes. The A1 junction can be reached by car in 8 minutes and the surrounding parkways give access to the A47 both east and west. We love Hampton due to the family lifestyle you can enjoy here. Great homes, close to nature, local lakes, many cycle and walking paths and superb facilities make this one of our favourite places to live and work. Contact us to experience our local expertise as estate agents in Hampton. Council tax Band E £2400.00

- * We think you will like:
- * The two double bedrooms with ensuite's
- * The local primary and secondary schools

Accommodation

Cloakroom (Ground Floor)

1.56m (5'2") x 1.68m (5'7")

The cloakroom has a mid-oak coloured luxury vinyl floor with white walls and ceramic splashbacks. The room has a white WC, hand basin and a chrome heated towel rail. The room als...

Dining room (Ground Floor)

3.36m (11'1") x 4.00m (13'2")

The dining room has mid-oak effect vinyl flooring with white walls and a bay window. There is also a set of French doors separating this room from the hallway and a Sputnik chandel...

Driveway and garage (Ground Floor)

This is a single garage with electrical sockets and lighting and a remote-controlled electric up-and-over garage door with a service door opening into the garden. There is also an ...

Front (Ground Floor)

The front garden is mainly laid with white and coloured stones with a small hedge bordering it. A block-paved path leads to the front door with a block-paved driveway offering off...

- * The spacious family area with French doors
- * We love:
- * The pubs, restaurants and shopping facilities

Garden (Ground Floor)

There is a brick-walled garden with both a patio area and a lawn area with a service door into the single garage.

Hallway (Ground Floor)

1.79m (5'11") x 2.55m (8'5")

The hallway has white coloured walls and a mid-oak luxury vinyl floor with a storage cupboard. The hallway leads to the dining room, cloakroom, utility, kitchen and stairwell to t...

Kitchen / family area (Ground Floor)

5.92m (19'6") x 7.44m (24'5")

The kitchen features mid-oak effect vinyl flooring, white-painted walls, and sleek anthracite eye and base level cabinetry. LED under-counter lighting complements the grey-flecked ...

Utility (Ground Floor)

1.52m (5'0") x 1.83m (6'1")

The utility room has white-painted walls with mid-oak effect vinyl flooring and a built-in stainless steel mixer tap. There is one eye and one base level cabinet and two spaces ava...

Bedroom four (First Floor)

3.06m (10'1") x 3.41m (11'3")

Bedroom four has bright white-painted walls with light cream carpeting and a window facing towards the front of the property.

Bedroom three (First Floor)

4.75m (15'8") x 2.67m (8'10")

Bedroom three has light cream-coloured carpets with white walls and a window looking out to the front of the property.

Family bathroom (First Floor)

1.69m (5'7") x 3.28m (10'10")

The bathroom has white-painted walls and sandstone-effect laminate flooring. It features a white WC, basin, and bathtub with a mixer tap. There is also a walk-in shower with a glas...

Lounge (First Floor)

3.42m (11'3") x 5.92m (19'6")

The lounge has bright white walls with light cream carpeting and two sets of windows looking out over both the
Creation Date: 26/05/2025

Property Ref: inst-1209

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Tortoise Property Ltd, 2025. Tortoise Property Ltd Registered in England No. 5950954