



Hoylake Drive, Farcet Peterborough  
**£230,000** **Freehold**

**Sharman  
Quinney**



# Key Features

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- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway + Garage

Ideal First Time Home or Investment, located in a Cul-De-Sac, brief this Vacant Semi-Detached Family Home briefly comprises of, Entrance Porch, Lounge, Dining Room with stairs to the first floor landing, Kitchen is fitted with a range of base and eye level units, cupboards and drawers, one and a quarter sink unit, space for cooker, fridge, plumbing for a washing machine, understairs storage space, Conservatory with light and power connected, double glazed door to the rear garden, Upstairs First Floor Landing gives access to the Three Bedrooms, Family Three Piece Bathroom, Outside frontage open plan, driveway provides OFF Road Parking and leads to the Single Garage with a courtesy door to the Enclosed Non-Overlooked Rear Garden which is laid mainly lawn with a paved patio seating area.

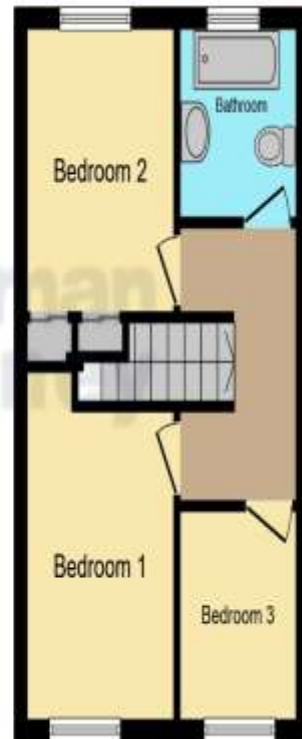


Entrance Porch - 4' max x 3'5" max  
Lounge - 14'5" x 10'2"  
Dining Room - 13' max x 7'5" max (including stairs)  
Kitchen - 9'7" x 6'8"  
Understairs Cupboard - 7'9" x 3'1"  
Conservatory - 11'2" x 7'2"  
First Floor Landing - 8'9" max x 6'2" max (including stairs)  
Bedroom 1 - 11'9" max x 8'1" max (including recess)  
Bedroom 3 - 7'4" x 6'2"  
Family Bathroom - 6'7" max x 6'1" max





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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