



25 Hyholmes, Bretton, Peterborough, PE3 8LG

 **NEWTON FALLOWELL**

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Key Features

- Link Detached Family Home
- AVAILABLE IMMEDIATELY!
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Four-Piece Family Bathroom
- Tandem Length Garage & Driveway
- Enclosed Rear Garden
- EPC Rating C

£1,400 PCM





This link-detached family home is AVAILABLE IMMEDIATELY and benefits from THREE BEDROOMS, driveway parking and a TANDEM LENGTH GARAGE. The accommodation comprises of an entrance porch, entrance hall, lounge to the front of the home and a kitchen diner to the rear with access onto the rear garden, whilst three bedrooms are located upstairs separated by the landing, in addition to the family bathroom, which boasts a contemporary four-piece suite to include a bath and a shower. Outside there is driveway parking in front of the tandem length garage, which offers a personnel door to the rear accessible from the enclosed rear garden, with the garden benefiting from patio seating and lawn.

Entrance Porch

Entrance Hall

Lounge 3.87m x 4.17m (12'8" x 13'8")

Kitchen Diner 3.74m x 5.1m (12'4" x 16'8")

Landing

Bedroom One 3.63m x 2.97m (11'11" x 9'8")

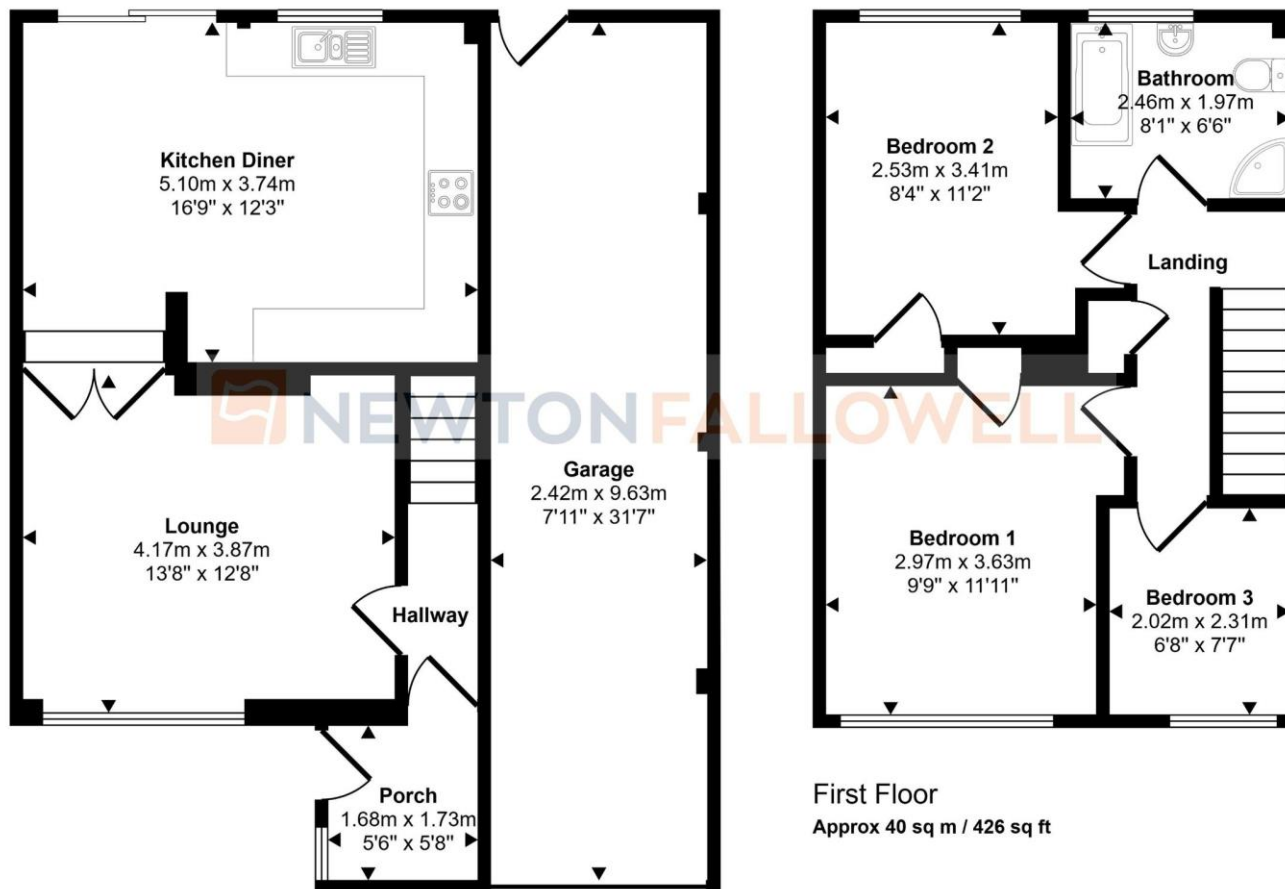
Bedroom Two 3.41m x 2.53m (11'2" x 8'4")

Bedroom Three 2.31m x 2.02m (7'7" x 6'7")

Family Bathroom 1.97m x 2.46m (6'6" x 8'1")

Garage 9.63m x 2.42m (31'7" x 7'11")

Approx Gross Internal Area
107 sq m / 1153 sq ft



Ground Floor
Approx 68 sq m / 727 sq ft

First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



SCAN ME