



Holland Avenue, PETERBOROUGH PE4 6EY

welcome to

Holland Avenue, PETERBOROUGH

EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME is located in a popular part of Walton and is within walking distance to litter Park where you are able to spend some good quality family time, it is also in walking distance to the local schools, easy access to the local park ways. In brief the accommodation also comprises of ENTRANCE PORCH, ENTRANCE HALL with stairs to the first floor and doors to LOUNGE, DINING/FAMILY ROOM, double glazed sliding doors to the Pvcu double glazed CONSERVATORY with French doors giving access into the rear garden, KITCHEN with space for a cooker range, door to GARAGE and a door to the Downstairs Two Piece CLOAKROOM which benefits from having plumbing for a washing machine. The first Floor Landing leads to the FIVE BEDROOMS and to the Four Piece FAMILY BATHROOM. Outside to the front is the driveway providing OFF ROAD PARKING and leads to the GARAGE with light and power connected, the rear garden is Enclosed and laid mainly to lawn with a paved patio seating area.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

5' 9" max x 2' max (1.75m max x 0.61m max)

Entrance Hall

13' 3" max x 6' max (4.04m max x 1.83m max)

Lounge

12' 2" max x 11' 9" max (3.71m max x 3.58m max)

Dining Room/family Room

12' 2" max x 10' 9" max (3.71m max x 3.28m max)

Double Glazed Conservatory

11' 6" max x 7' max (3.51m max x 2.13m max)

Kitchen

15' 2" max x 12' 2" max (4.62m max x 3.71m max)

Downstairs Cloakroom

7' 5" max x 4' max (2.26m max x 1.22m max)

First Floor And Landing

Bedroom One

11' 9" max x 11' 3" max (3.58m max x 3.43m max)

Bedroom Two

12' x 10' (3.66m x 3.05m)

Bedroom Three

12' max x 8' 1" max (3.66m max x 2.46m max)

Bedroom Four

11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom Five

7' 3" x 7' (2.21m x 2.13m)

Family Bathroom

12' 8" x 6' 8" (3.86m x 2.03m)

Single Garage

15' 9" max x 11' 4" max (4.80m max x 3.45m max)

welcome to

Holland Avenue, PETERBOROUGH

- Extended Semi-Detached Home
- Five Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Conservatory
- Single Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120571



Property Ref:
PCG120571 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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