

Holly Tree Cottage Straight Drove, Farcet Peterborough PE7 3DL



# welcome to

# Holly Tree Cottage Straight Drove, Farcet Peterborough

A WELL presented, established HOME in a semi RURAL location with countryside views. Accommodation comprises: entrance hall lounge, dining room, re-fitted kitchen & bathroom, three bedrooms, generous plot of approx. 1/4 acre (stms), GARAGE / workshop & driveway. MUST be VIEWED to appreciate.













#### **Entrance Hall**

Stairs to first floor, tiled flooring, understairs storage cupboard.

#### Lounge

15' inc chimney breast x 11' 1" (4.57m inc chimney breast x 3.38m) Two double glazed windows to the front, two radiators, open fireplace.

### **Dining Room**

11' 6" x 8' 10" inc chimney breast ( 3.51m x 2.69m inc chimney breast ) Double glazed window to the front, radiator, open fireplace.

### Kitchen

11' 5" x 6' 9" ( 3.48m x 2.06m ) Double glazed window to the rear, re-fitted to comprise: sink drainer set into work surface, further work surfaces with cupboards below, fitted electric oven & hob with cooker hood, radiator.

#### Pantry

5' 7" x 3' 2" ( 1.70m x 0.97m ) Work surface with cupboards below.

#### Bathroom

7' 11" x 5' 3" ( 2.41m x 1.60m ) Frosted double glazed window to to the rear, refitted to comprise: concealed cistern wc, hand wash basin set into vanity, panel bath with shower mixer tap & shower screen, radiator.

#### **First Floor Landing**

Double glazed window to the rear, access to the loft, doors to:

#### Bedroom 1

11' x 12' 1" extending to 12' 11" (  $3.35m \times 3.68m$  extending to 3.94m ) Two double glazed windows to the front, two radiators, fitted wardrobes.

### Bedroom 2

15' 1" x 8' 11" (  $4.60m\ x\ 2.72m$  ) Double glazed window to the front, radiator, built in wardrobe.

#### Bedroom 3

6' 8" max x 11' 6" max ( 2.03m max x 3.51m max ) Double glazed window to the rear, airing cupboard.

### **Outside The Property**

The property is situated in a non estate location along Short Drove. The gated driveway leads to the garage / workshop and also provides parking for several family sized vehicles. The front garden is laid to lawn with boundary hedging. The rear garden is laid mainly to lawn with a range of established beds & borders and the property benefits from views to farmland to the front, side & rear.





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# Holly Tree Cottage Straight Drove, Farcet Peterborough

- REDUCED FROM £365,000
- lounge, dining room
- re-fitted kitchen, re-fitted bathroom
- three bedrooms
- generous plot of approx 1/4 acre (stms), garage / workshop

Tenure: Freehold EPC Rating: E

# offers in excess of

£350,000





## view this property online williamhbrown.co.uk/Property/YXZ107895



Property Ref: YXZ107895 - 0010 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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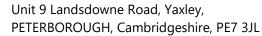
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Please note the marker reflects the

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available at this time