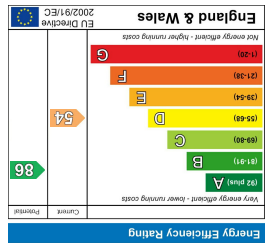


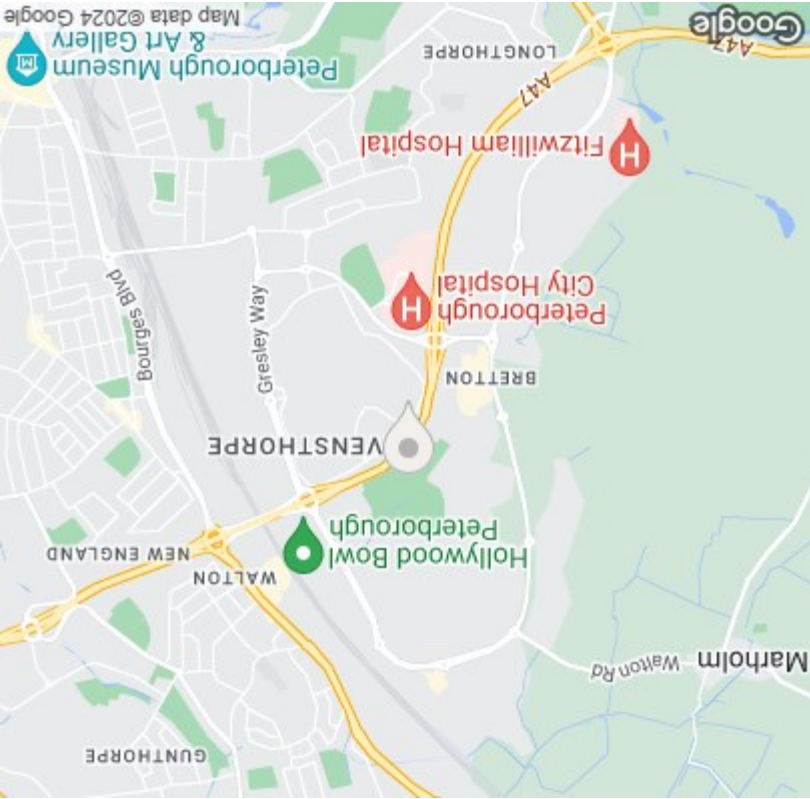
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



14 Holdfield  
 Peterborough, PE3 7LW  
**Guide Price £170,000**



## 14 Holdfield

Peterborough, PE3 7LW

**\*\*Guide Price £170,000 - £190,000\*\***  
City and County are excited to present this TWO BEDROOMED, end terraced property, located in a quiet Cul-de-Sac in Westwood, Peterborough. Offering easy access to local schooling, Peterborough City Hospital, and amenities, this property is the perfect first-time purchase, or an ideal investment opportunity. The property is in a ready to move in condition and boasts a large RECEPTION ROOM, A LARGE KITCHEN DINER, and a separate BATHROOM and storage/utility room.

Briefly comprising entrance hall to the front that leads into the utility room/storage room with space for a washing machine and freezer. The kitchen/diner has a dual aspect, with a matching range of base and eye level units, space for a washer/dryer, fridge/freezer, dishwasher, and gas cooker with extractor over. There is a spacious living room overlooking the garden. Upstairs has the original footprint of a three bedroom but the current vendors have knocked two bedrooms into one, providing two good sized double bedrooms. There is a separate three-piece family bathroom comprising a bath with shower over, a WC and a wash hand basin. There is a separate storage cupboard. Outside to the rear is an enclosed garden, mainly laid to lawn and a patio area, with a wooden storage shed. There is off-road parking to the rear for two cars which is communal. Please call the office to arrange your viewings today. Virtual tour available.

**Entrance Hall**  
4'11" x 7'5"



**Living Room**  
14'8" x 10'1"

**Kitchen/Dining Room**  
8'2" x 18'2"

**Utility Room**  
9'3" x 7'6"

**Landing**  
15'9" x 5'10"

**Master Bedroom**  
11'11" x 11'11"

**Bedroom Two**  
11'2" x 11'11"

**Bathroom**  
11'2" x 11'11"

**EPC - E**  
54/86

**Tenure - Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

