

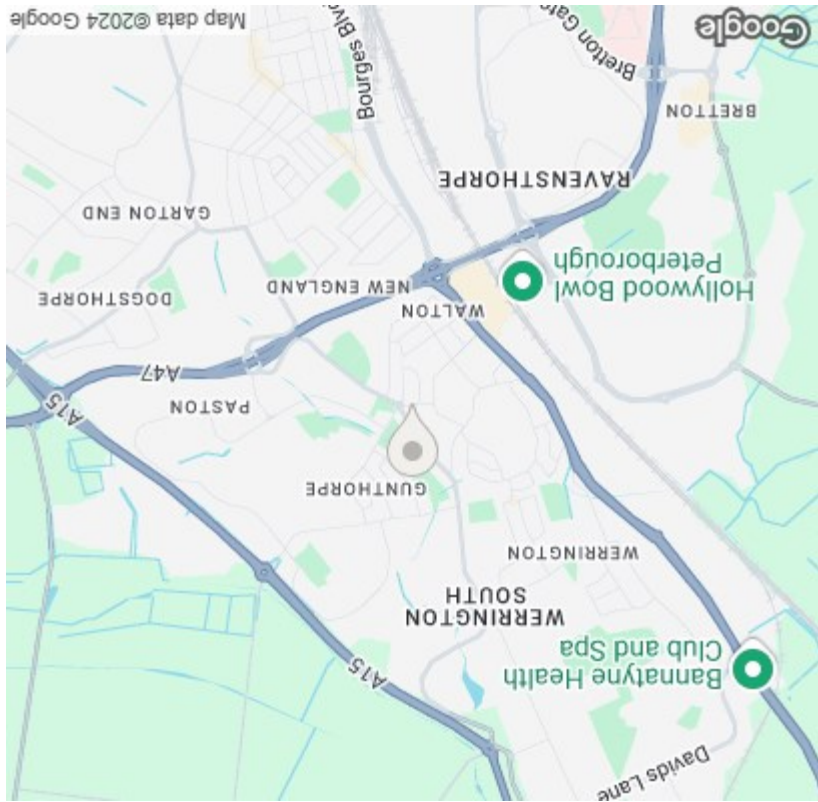
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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 guarantees. All photographs, measurements, 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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Potential
81	83
A	B
B	C
C	D
D	E
E	F
F	G
G	

Any energy efficient lower rating costs  
 Any energy efficient lower rating costs  
 EU Directive 2002/91/EC  
 The energy efficient - higher rating costs

Energy Efficiency Graph



Area Map

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



Floor Plan



Holland Avenue  
 Peterborough, PE4 6EY

Offers In Excess Of £300,000 - Freehold , Tax Band - C

5
 1
 2
 D



## Holland Avenue

Peterborough, PE4 6EY

A well established and substantial family home in a sought after area of Peterborough, offering easy access to the city centre and wider surroundings, as well as being situated within walking distance of the popular Itter Park. This bay fronted property boasts some period features, whilst it has been extended and improved in the time of its current ownership and offers versatile living accommodation throughout.

As you approach this property to the front there is a large driveway which can comfortably park up to four vehicles off road, with side gated access to the back garden. Internally comprising of an entrance porch, hallway, two reception rooms, conservatory, kitchen/breakfast room, downstairs WC/utility room, as well as an integral single garage. Furthermore, to the first floor there are five bedrooms and a four-piece family bathroom. Externally to the rear there is a fully enclosed rear garden, mainly laid to lawn with an additional patio area and timber shed. Viewing highly advised.

**Entrance Porch**  
1'6" x 5'10"

**Entrance Hall**  
13'2" x 5'9"

**Living Room**  
11'8" x 12'1"

**Dining Room**  
12'2" x 10'11"

**Conservatory**  
11'0" x 9'3"

**Kitchen/Breakfast Room**  
15'3" x 7'1"

**Kitchen**  
7'4" x 4'2"

**WC/Utility Room**  
7'4" x 4'4"

**Landing**  
9'9" x 3'2"

**Master Bedroom**  
11'9" x 11'2"

**Bedroom Two**  
12'2" x 9'11"

**Bathroom**  
12'8" x 6'5"



**Bedroom Three**  
11'5" x 11'3"

**Bedroom Four**  
11'11" x 8'9"

**Bedroom Five**  
7'2" x 7'0"

**Garage**  
15'2" x 11'2"

**EPC - D**  
63/81

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: No  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

All information is provided without warranty.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**