

ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN BREAKFAST ROOM

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

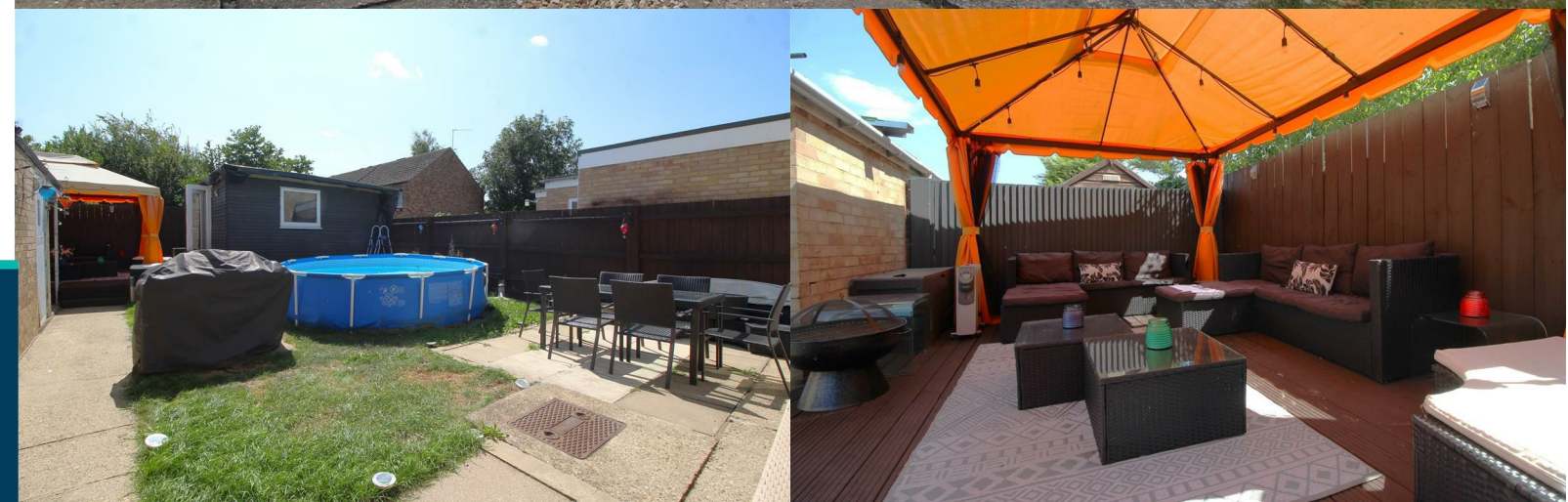
BEDROOM 3

FAMILY BATHROOM

GARAGE

OFFICE SPACE

OUTDOOR BAR



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Holmes Way
Peterborough, PE4 7XZ
£250,000



Holmes Way

Peterborough

PE4 7XZ

Spacious three-bedroom semi-detached with garage, parking and en-suite to main bedroom. Features south-facing garden with patio, decking, bar and office space. Close to shops, schools and transport links — ideal for families or first-time buyers.

• SEMI-DETACHED FAMILY HOME

• PRIVATE SOUTH FACING GARDEN - IDEAL FOR ENTERTAINING

• PARKING AND SINGLE GARAGE

• ENSUITE TO THE MAIN BEDROOM

• BEDROOM 2 & 3 WITH FITTED WARDROBE SPACE

• TWO RECEPTION ROOMS

• LVIING ROOM WITH FRENCH DOORS TO THE LIVING ROOM

• CLOSE TO LOCAL AMENITIES AND TRAVEL LINKS

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

Viewings: By appointment

£250,000

ENTRANCE HALL
UPVC window and door to side, radiator, stairs to first floor, access to:

LIVING ROOM
20'3" x 10'1"
UPVC double glazed window to front, uPVC double glazed French doors to rear garden, laminate flooring, radiator.

DINING ROOM
8'8" x 9'4"
UPVC double glazed window to front, laminate flooring, radiator.

KITCHEN BREAKFAST ROOM
10'11" x 12'7"
UPVC double glazed window and door to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops, breakfast bar, fitted 1 1/2 sink drainer, space for appliances, under stairs storage.

FIRST FLOOR LANDING
Fitted carpet, airing cupboard, access to:

BEDROOM 1
14'6" x 10'5"
UPVC double glazed window to front, fitted carpet, radiator.

ENSUITE SHOWER ROOM
5" x 4'10"

BEDROOM 2
9'2" x 9'3"
UPVC double glazed window to front, fitted carpet, radiator, built in wardrobe.

BEDROOM 3
8'1"max x 9'4" max
UPVC double glazed window to rear, fitted carpet, radiator, built in wardrobe.

BATHROOM
Obscure uPVC double glazed window to rear x2, three piece suite with WC, wash hand basin and bath with shower fitted over, radiator, tiling.

OUTSIDE
Lawn in front of the property, driveway to the side leading to the single garage with up and over door. Side access via gate through to the garden. The garden is laid with patio, lawn and has a raised decking area. Off the gated is access to a bar area with double doors and window overlooking the garden, off the rear of the garage is an office space and store shed.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC