

Energy performance certificate (EPC)

19 Holme Close
Ailsworth
PETERBOROUGH
PE5 7AQ

Energy rating: **E**

Valid until: 14 March 2032

Certificate number: 2193-6663-0160-1091-1010

Property type: Detached house

Total floor area: 118 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-properties-energy-efficiency-guidance-for-landlords-and-tenants>).

Energy efficiency rating for this property

The graph shows this property's current and potential energy efficiency.

This property's current energy rating is E. It has the potential to be C.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



QUENTIN MARKS

@The Coffee House | 107a Peterborough Road
Ailsworth | Peterborough | PE5 7AJ

01733 770770

**19 Holme Close Ailsworth
Peterborough PE5 7AQ**

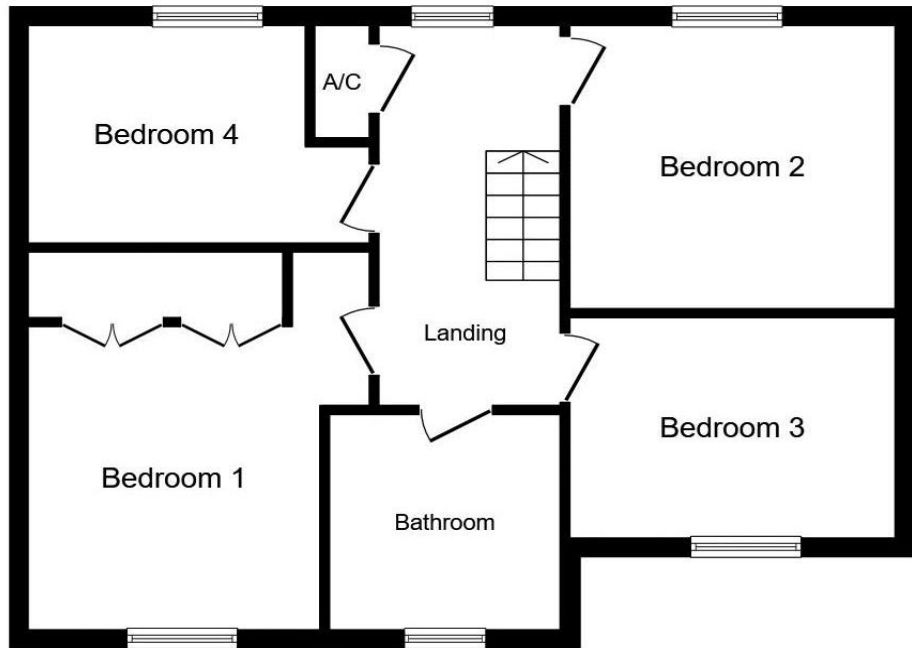
**Guide Price
£500,000**



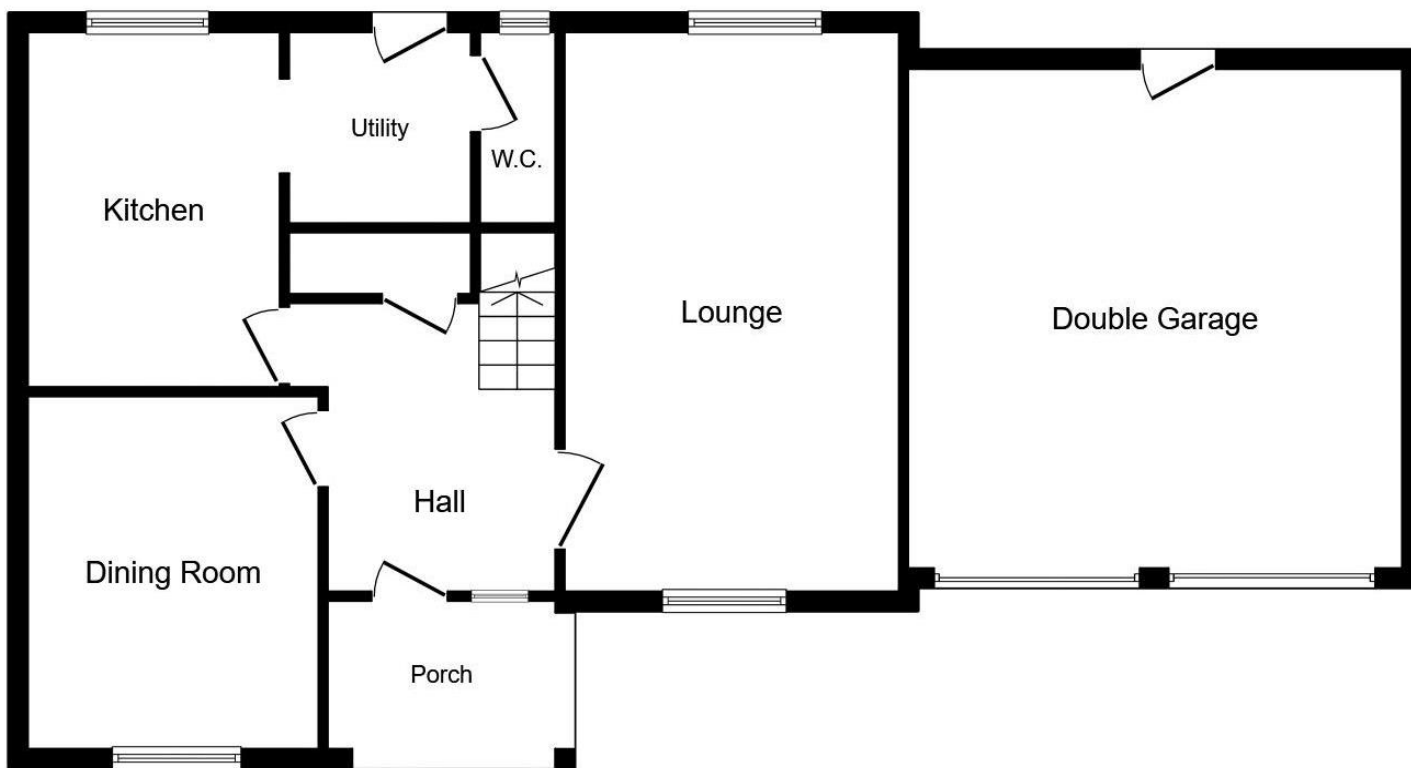
GENERAL DESCRIPTION: This modern detached family home is situated in a sought after village and offers spacious accommodation with a 19' lounge and a separate dining room. Upstairs there are 4 good bedrooms and a large bathroom, and to the rear a south facing garden. Whilst the property will need some redecoration, properties within this location rarely become available and viewing is recommended. Alongside the property is space for a caravan / boat etc.

Guide Price £500,000

Detached Family Home	Separate Dining Room	4 Good Bedrooms
Downstairs WC	Kitchen	Large Bathroom
19' Lounge	Utility Room	South Facing Garden



First Floor



Ground Floor

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OPEN PORCH With entrance door to:

ENTRANCE HALL With telephone point, stairs to first floor, radiator, large built in coat cupboard.

KITCHEN 12' 1" x 8' 9" (3.68m x 2.66m) With 1½ bowl stainless steel sink unit, range of base units incorporating cupboards & drawers, worksurfaces and eye level cupboards above, built in glass hob with double oven below & with extractor above, radiator, uPVC double glazed window to the rear.

UTILITY ROOM 6' 6" x 6' 2" (1.98m x 1.88m) With worksurface, plumbing for an automatic washing machine, spaces for a fridge and a freezer, replaced oil fired central heating boiler, uPVC double glazed door to the rear garden.

WC With low level WC, wash hand basin, uPVC double glazed window to the rear.

LOUNGE 19' 0" x 11' 6" (5.79m x 3.50m) With uPVC double glazed windows to the front & rear, TV point, 2 radiators.

DINING ROOM 12' 0" x 10' 0" (3.65m x 3.05m) With uPVC double glazed window to front, radiator.

FIRST FLOOR LANDING With airing cupboard housing lagged hot water cylinder with fitted immersion heater and with shelving.

BEDROOM 1 13' 5" x 10' 0" (4.09m x 3.05m) With uPVC double glazed window to front, fitted wardrobes with hanging rails & shelving, radiator.

BEDROOM 2 11' 6" x 10' 6" (3.50m x 3.20m) With uPVC double glazed window to the rear, radiator.

BEDROOM 4 9' 10" x 8' 4" (2.99m x 2.54m) With radiator, uPVC double glazed window to the rear.

BEDROOM 3 11' 6" x 8' 2" (3.50m x 2.49m) With radiator, uPVC double glazed window to the front.

BATHROOM With low level WC, pedestal wash hand basin, panelled bath with shower attachment to taps, uPVC double glazed window to front.

FRONT GARDEN This is laid to lawn with driveway providing off road car parking and access to:

DOUBLE GARAGE 17' 0" x 17' 0" (5.18m x 5.18m) With twin up and over doors, light & power and with personal door to the rear garden.

REAR GARDEN The rear garden is mainly laid to lawn and predominantly south facing. There is a good wooden Shed 10' x 7'. Alongside the property, the vendors have for a number of years parked a caravan off road. It cannot be confirmed that there are no covenants preventing this therefore any intending purchaser should ask their solicitor to investigate if this is a requirement of purchase.

NOTE The Castor & Ailsworth Tennis Club is due to relocate at some point before 2024, and as such has submitted an outline planning application, which is yet to be determined. This would be for 2 dwellings to be built on the site. As part of the application, the tennis club have agreed to allow the seller of 19 Holme Close to enlarge the existing garden (plot currently is 0.15acre) for the consideration of £100. In exchange for this, there is an agreement for services to pass and further details of such agreement may be provided during any offer negotiations.

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.