



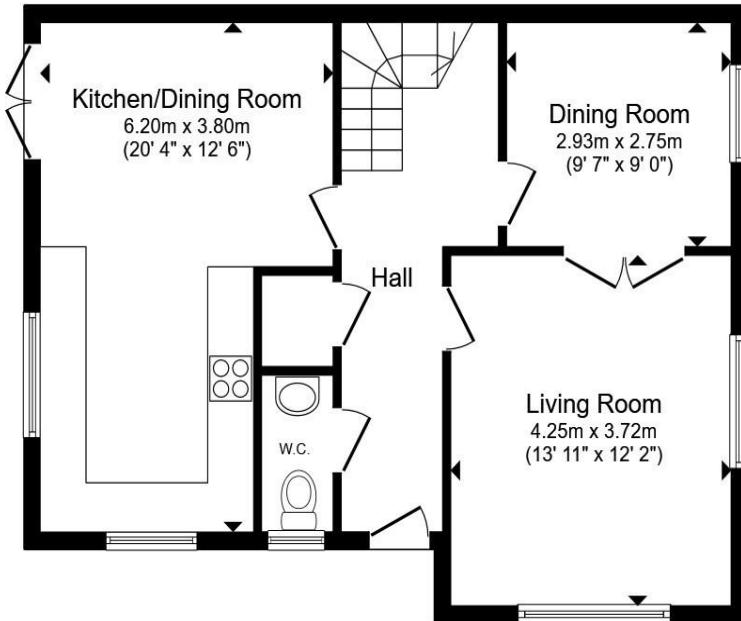
Hardwick Court, Holme Peterborough PE7 3RL

welcome to

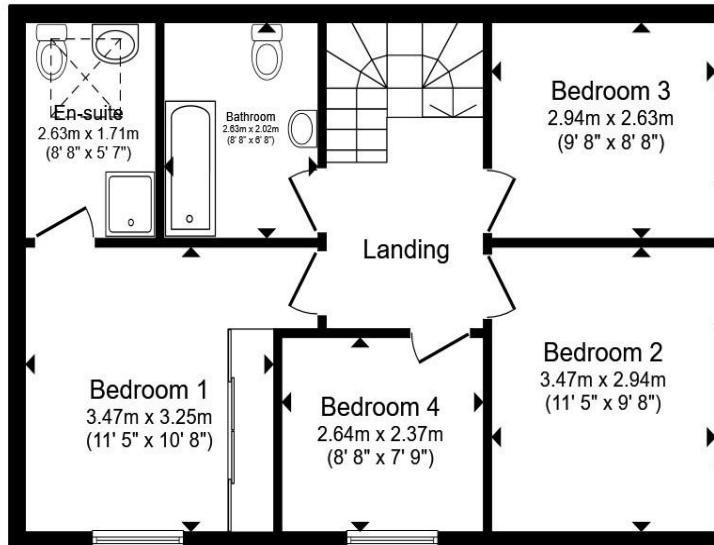
Hardwick Court, Holme Peterborough

A very well presented, deceptively spacious home which is set in a pleasant cul de sac location. Accommodation comprises: entrance hall, lounge, dining room, kitchen breakfast room, downstairs wc, four good sized bedrooms, ensuite to the master, family bathroom, three parking spaces. Holme Village is set to the South of Peterborough and just a few minutes drive from the A1 & offers local amenities to include: popular Primary School, Village Hall & Public House / Restaurant. Main Line rail links are available from nearby Huntingdon & Peterborough.





Ground Floor



First Floor

Total floor area 115.3 m² (1,241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall

Lounge

11' 10" x 13' 10" (3.61m x 4.22m)

Dining Room

9' 8" x 9' 2" (2.95m x 2.79m)

Kitchen Diner

Kitchen Area

10' x 8' 1" (3.05m x 2.46m)

Dining Area

12' x 10' 4" (3.66m x 3.15m)

Downstairs Wc

First Floor Landing

Bedroom 1

11' 6" max x 12' 5" max to doorway (3.51m max x 3.78m max to doorway)

Bedroom 2

11' 6" x 9' 8" (3.51m x 2.95m)

Bedroom 3

9' 8" x 8' 10" (2.95m x 2.69m)

Bedroom 4

8' 6" x 7' 10" (2.59m x 2.39m)

Family Bathroom

Outside The Property

welcome to

Hardwick Court, Holme Peterborough

- entrance hall, lounge
- dining room, kitchen breakfast room
- downstairs wc, four bedrooms
- ensuite to master, family bathroom
- courtyard garden, three on plot parking spaces
- sought after Village location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£365,000



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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.



Property Ref:
YXZ109369 - 0003

Please note the marker reflects the postcode not the actual property

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