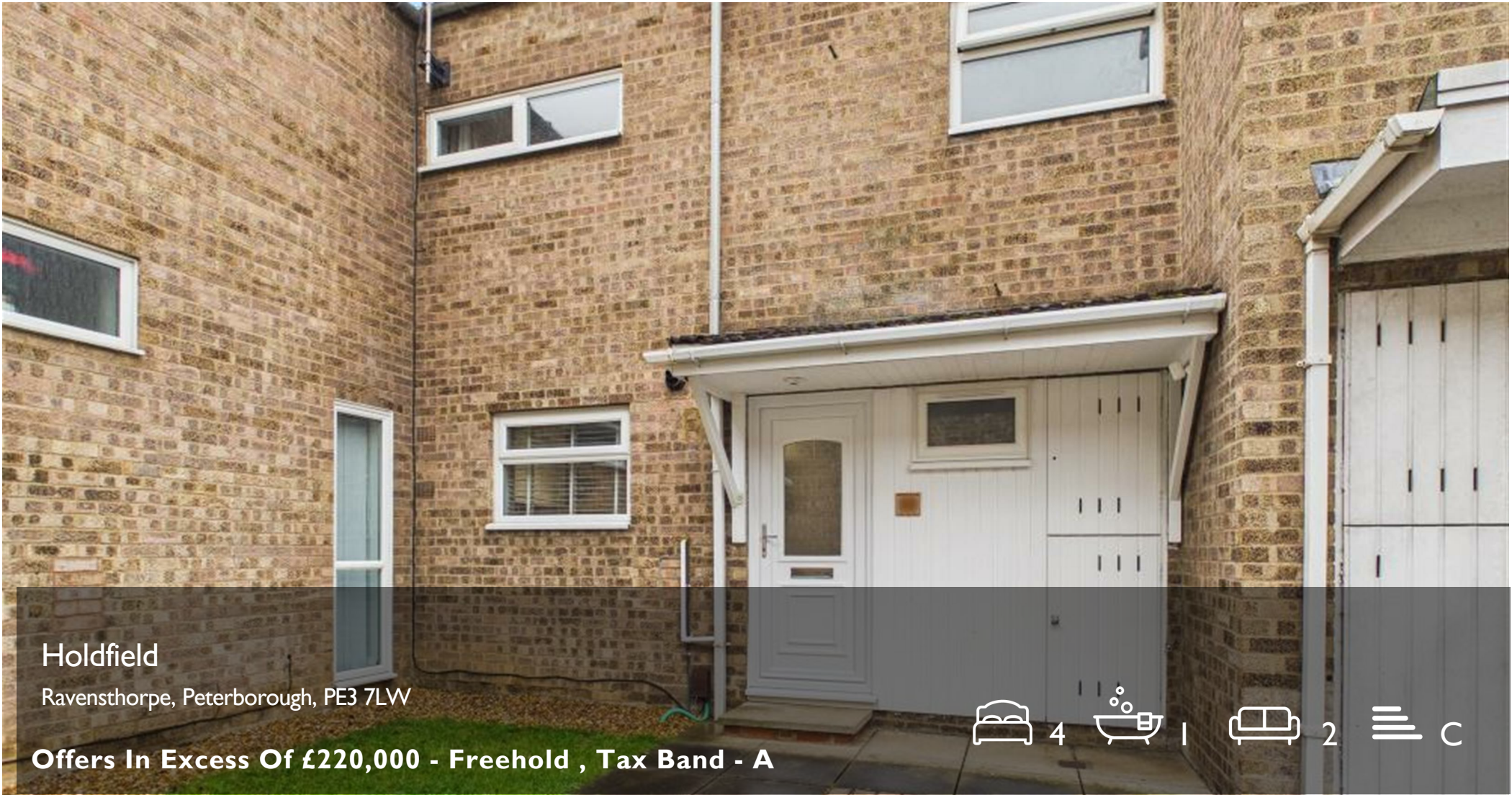




Holdfield
Ravensthorpe, Peterborough, PE3 7LW

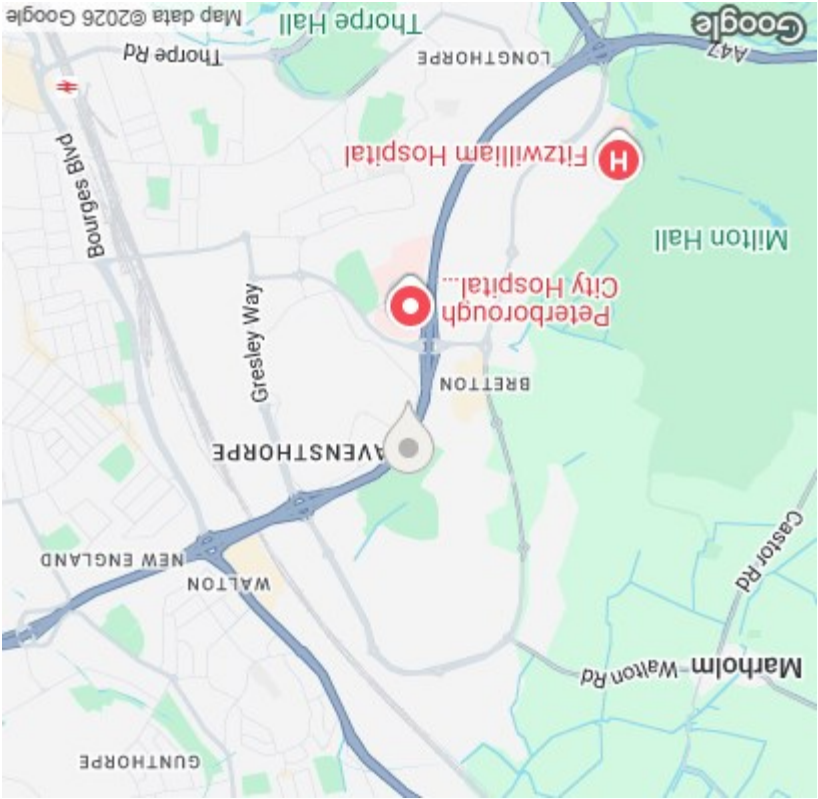
Offers In Excess Of £220,000 - Freehold , Tax Band - A



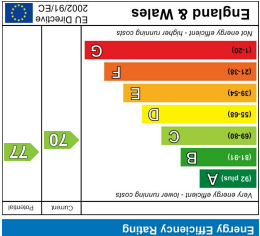
Floor Plan



Area Map



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.

Holdfield

Ravensthorpe, Peterborough, PE3 7LW

A well proportioned four bedroom terrace home set within a quiet cul-de-sac, offering versatile living accommodation including a spacious living dining room, conservatory, and the fourth bedroom on the ground floor that could easily be used as a further reception room. The property further benefits from a downstairs WC, a four piece family bathroom, a private enclosed rear garden, and a useful workshop or storage building, making it an ideal first time purchase or family home.

Situated in a peaceful cul-de-sac location, this spacious four bedroom terrace home provides flexible and well balanced accommodation across two floors. Upon entering, a generous entrance hall leads through to a bright and airy living dining room, offering ample space for both relaxation and entertaining, with direct access into a conservatory that overlooks the rear garden. The ground floor also features a well sized kitchen with good storage and worktop space, alongside a convenient downstairs WC and additional storage. A further reception room, currently arranged as a fourth bedroom, offers excellent versatility and could equally serve as a home office, playroom, or snug depending on requirements. To the first floor, the property offers three bedrooms, including a spacious main bedroom and a well proportioned second bedroom, both providing comfortable accommodation. A third bedroom offers further flexibility, ideal as a child's room or study. These are serviced by a modern four piece family bathroom comprising a bath, separate shower, wash hand basin, and WC. Externally, the property benefits from a private enclosed rear garden, perfect for outdoor dining and family use. To the rear, a substantial workshop or storage building provides excellent additional space, ideal for hobbies or practical storage needs. On street parking is available to the front. This is a fantastic opportunity for first time buyers or growing families seeking a well located home with versatile living space and excellent potential.

Entrance Hall
4.44 x 3.01 (14'6" x 9'10")

WC
1.16 x 1.51 (3'9" x 4'11")

Storage Room
1.36 x 1.74 (4'5" x 5'8")

Living/Dining
3.33 x 5.60 (10'11" x 18'4")

Conservatory
2.26 x 3.25 (7'4" x 10'7")

Kitchen
4.40 x 2.51 (14'5" x 8'2")

Hallway
2.53 x 1.30 (8'3" x 4'3")

Bedroom Four/Reception Room
3.60 x 4.10 (11'9" x 13'5")

Utility Cupboard

Landing
2.68 x 0.82 (8'9" x 2'8")

Master Bedroom
4.37 x 2.56 (14'4" x 8'4")

Bedroom Two
3.37 x 3.01 (11'0" x 9'10")



Bathroom
2.64 x 3.57 (8'7" x 11'8")

Bedroom Three
3.05 x 2.02 (10'0" x 6'7")

Storage Shed/Workshop
5.48 x 2.43 (17'11" x 7'11")

EPC - C
70/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

