



Hoylake Drive, Farcet Peterborough
Offers in Excess of £210,000 Freehold

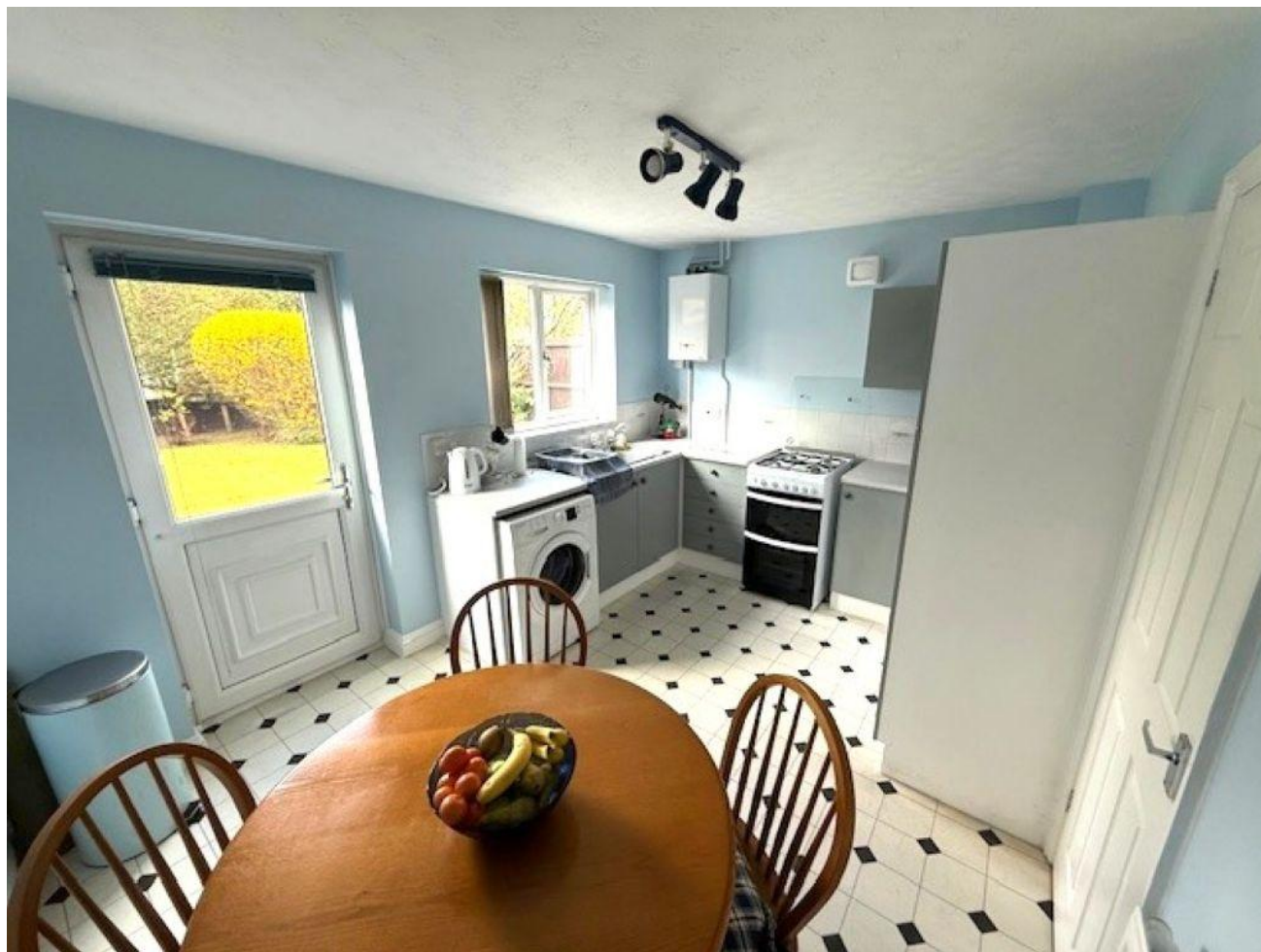
**Sharman
Quinney**

Key Features



- Modern Semi-Detached Family Home
- Two Double Bedrooms
- Kitchen/Diner
- Nice Size Rear Garden
- Ample Off-Road Parking

Located in the popular Village of Farcet in a Cul-De-Sac in walking distance to local schools, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing, door to the Lounge, door to the Kitchen/Diner which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a stainless steel single drainer sink unit, space for a cooker and a fridge/freezer, plumbing for a washing machine, wall mounted heating boiler, door giving access to the rear garden. Upstairs First Floor Landing has doors to, Bedroom 1 which has built-in double wardrobes with sliding mirror doors and a built-in storage cupboard, Bedroom 2 has a built-in over stairs airing cupboard and a built-in wardrobe, the three piece Family Bathroom is fitted with a panelled bath, hand shower attachment, low level WC, pedestal wash hand



basin, Outside frontage is open plan, laid mainly to lawn, driveway provides Off Road Parking for three cars, gated access to the Established Enclosed Rear Garden which is laid mainly to lawn with a paved patio seating area.

Entrance Hall - 4'3" x 4'2" (1.31m x 1.28m)

Lounge - 13'7"max x 12'7"max (4.17m x 3.87m) including under stairs recess)

Kitchen/Diner - 12'7" x 9'4" (3'87m x 2.86m)

First Floor Landing - 4'9" x 3' (1.49m x .91m)

Bedroom 1 - 10'6" x 8' (3.23m x 2.43m) excluding door recess & wardrobe space

Bedroom 2 - 10'6"max 8'6"max (3.23m x 2.62m)

Family Bathroom - 6'4"max x 6'2"max (1.95m x 1.88m)

Agents Note : Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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