



74 Holmes Way, Peterborough  
£1,100 pcm

 **NEWTON FALLOWELL**

## 74 Holmes Way

Peterborough

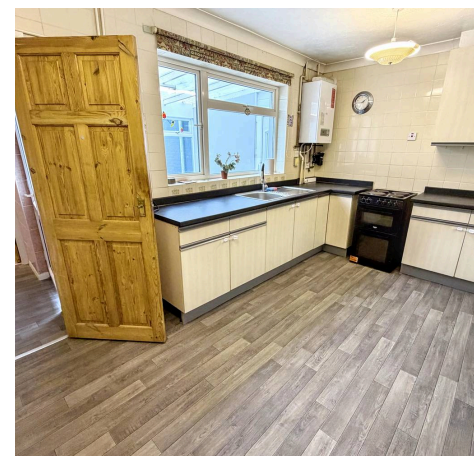
This semi-detached home is AVAILABLE IMMEDIATELY and benefits from THREE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance hall, spacious lounge to the front aspect, kitchen hosting access to a useful utility room, downstairs WC and conservatory to the rear, with three bedrooms located upstairs, all of which benefit from built-in storage, alongside the shower room. Outside there is driveway parking for multiple vehicles leading to the garage, which also offers a personnel door from the rear garden, whilst there is a lawned front garden and a low maintenance rear garden.

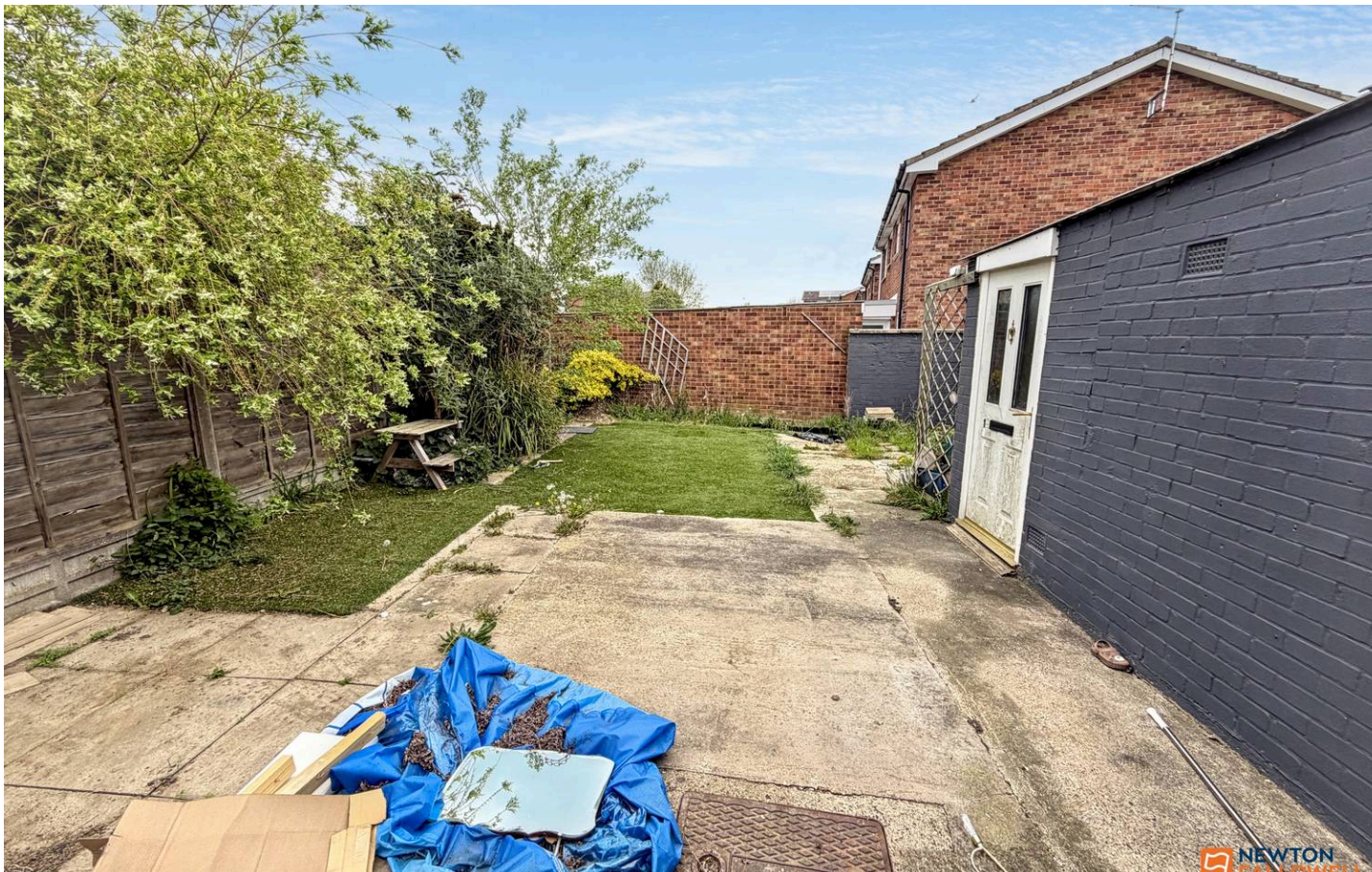
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### Entrance Hall

#### Lounge

14' 4" x 14' 2" (4.38m x 4.31m)

#### Kitchen

8' 4" x 17' 8" (2.53m x 5.38m)

#### Utility

5' 11" x 6' 2" (1.81m x 1.88m)

#### WC

#### Conservatory

8' 7" x 10' 6" (2.62m x 3.19m)

#### Landing

#### Bedroom One

12' 4" x 9' 2" (3.76m x 2.80m)

#### Bedroom Two

8' 6" x 9' 0" (2.58m x 2.75m)

#### Bedroom Three

9' 4" x 7' 10" (2.85m x 2.38m)

#### Shower Room

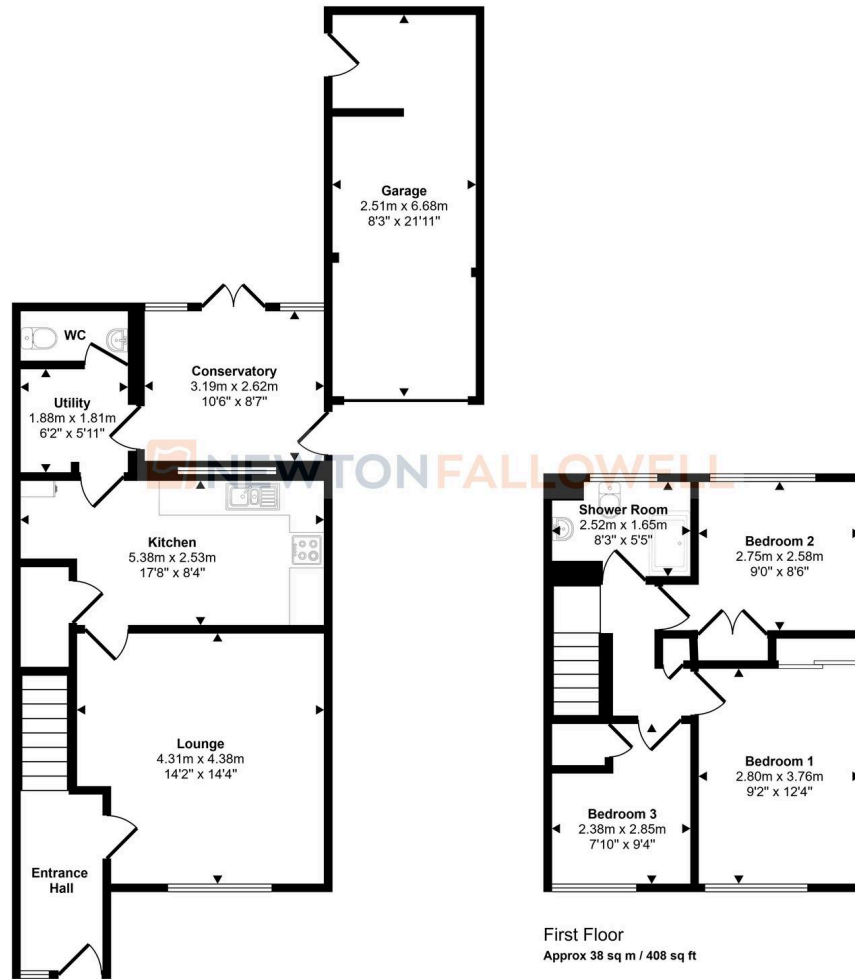
5' 5" x 8' 3" (1.65m x 2.52m)

#### Garage

21' 11" x 8' 3" (6.68m x 2.51m)



Approx Gross Internal Area  
110 sq m / 1188 sq ft



Ground Floor  
Approx 72 sq m / 780 sq ft

First Floor  
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Newton Fallowell - Peterborough

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