Ground Floor

- Dining Area
- Lounge
- Kitchen

First Floor

- Bedroom 1
- Bedroom 2
- Bathroom
- Landing
- Bedroom 3
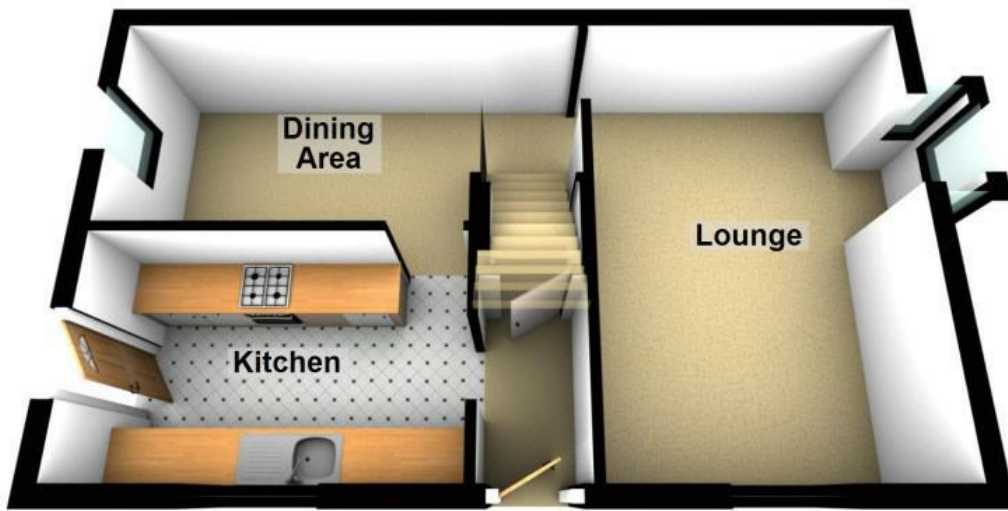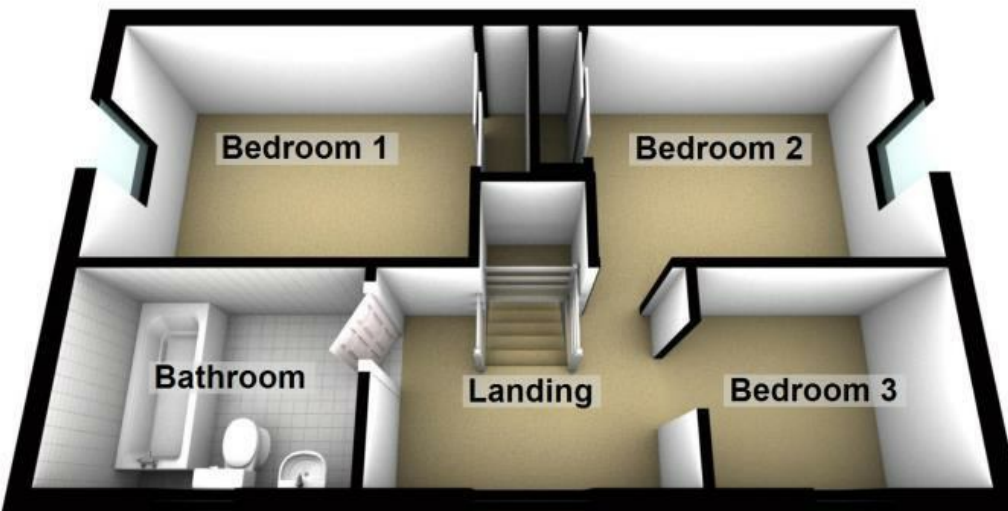
ENTRANCE HALL

LOUNGE
3.10m x 4.45m
(10'2" x 14'7")

DINING ROOM
2.13m x 3.94m
(7'0" x 12'11")

KITCHEN
2.13m x 2.95m
(7'0" x 9'8")

BEDROOM 1
2.49m x 3.12m
(8'2" x 10'3")

BEDROOM 2
2.49m x 2.95m
(8'2" x 9'8")

BEDROOM 3
1.88m x 2.24m
(6'2" x 7'4")

BATHROOM

WH
WOODCOCK HOLMES

woodcockholmes.co.uk

Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

The Property
Ombudsman

Zoopla

THE GUILD
PROPERTY
PROFESSIONALS

Hoylake Drive
Farcet, Peterborough, PE7 3BE
£179,995

Hoylake Drive
Farcet, Peterborough
PE7 3BE

NO FORWARD CHAIN - Set in the popular Farcet area, this semi-detached house benefits from two reception rooms, fitted kitchen, family bathroom, three bedrooms, private garden and single garage. The property is close to local amenities and is within easy access to major travel links.

- NO FORWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DESIREABLE LOCATION
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- BATHROOM
- PRIVATE GARDEN

Viewings: By appointment
£179,995

ENTRANCE HALL
UPVC double glazed entrance door, built-in under stairs storage, access to:

LOUNGE
10'2" x 14'7"
UPVC double glazed window to front, box window to side. TV point. Radiator, fitted carpet.

DINING ROOM
7'0" x 12'11"
UPVC double glazed window to side, fitted carpet, radiator, stairs to first floor.

KITCHEN
7'0" x 9'8"
UPVC double glazed window to front and UPVC double glazed door to garden. Fitted with matching base and wall units, sink and drainer with mixer tap and tiled splash backs. Integrated cooker and hob with extractor fan over. Integrated fridge and cooker. Radiator.

BEDROOM 1
8'2" x 10'3"
Window to side, fitted carpet, radiator.

BEDROOM 2
8'2" x 9'8"
Window to side, Built-in wardrobe and storage cupboard, fitted carpet, radiator.

BEDROOM 3
6'2" x 7'4"
Window to front, radiator.

BATHROOM
UPVC obscure double glazed window to front. Low level WC, wash hand basin, bath with shower over. Fully tiled walls. Radiator.

OUTSIDE
Front and Side: Laid to lawn with dwarf wall border. Driveway to single garage with up and over door, power and lighting.
Rear: Fully enclosed by fencing and gate. Raised flower bed. Mainly laid to lawn with decking and paving, patio, borders with shrubs. Gated access to front.

SURROUNDING AREA
Farcet is a village that lies approximately 2 miles south of Peterborough City Centre, between Yaxley and the Peterborough suburb of Old Fletton. Peterborough is a Cathedral City with good rail and road network links.

TENURE
Freehold - For sale by private treaty.

SERVICES
Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION
If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC