

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")

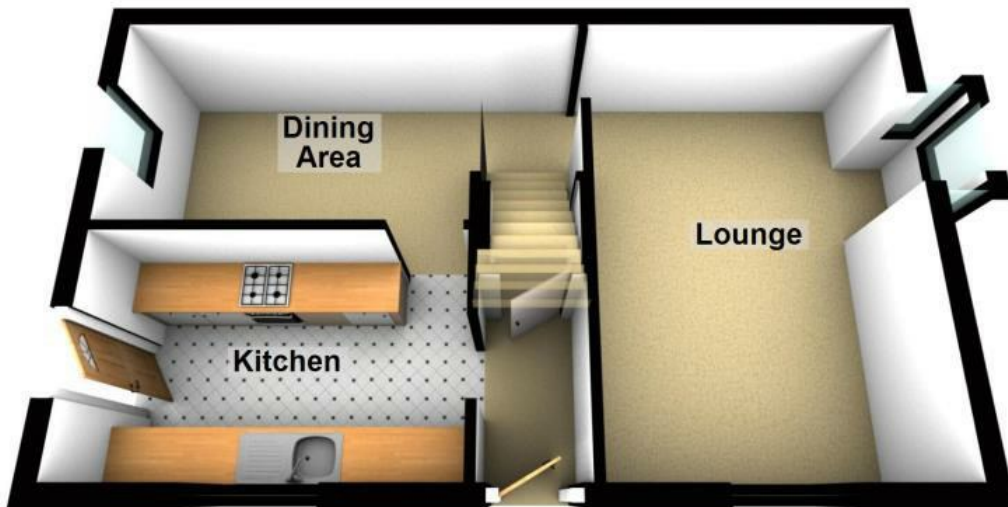
BEDROOM 1
2.49m x 3.12m
(8'2" x 10'3")

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

Ground Floor



Woodcock Holmes

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Hoylake Drive
Farcet, Peterborough, PE7 3BE
£1,200 Per Month



**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.

- RECENTLY RENOVATED
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DESIREABLE LOCATION
- OPEN PLAN KITCHEN AND DINER
- LIGHT AND AIRY LOUNGE
- BATHROOM
- PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- SHORT DRIVE TO CITY CENTRE

Viewings: By appointment
£1,200 Per Month

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. 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(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 CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC