



20 Holmes Way, Peterborough, Cambridgeshire PE4 7XZ

£230,000



***** UNDERFLOOR HEATING, CCTV AND REFITTED BATHROOM ***** " Guide price £230,000 - £240,000. Having undergone improvements by it's current owner, this three bedroom semi detached home features an entrance hall, living room, kitchen, inner hall, cloakroom, 3 bedrooms, bathroom, garage, driveway and garden. It is well presented throughout and benefits from a refitted bathroom, underfloor heating downstairs, CCTV cameras and it also has approved planning permission for an extension to the existing garage - REF 23/00676/HHFUL "

ENTRANCE

Door to front and stairs to 1st floor.

LIVING ROOM

14' 4" x 14' 2" (MAX) 12'3" (MIN) (4.37m x 4.32m) APPROX.
Window to front

KITCHEN/DINER

17' 6" x 8' 4" (5.33m x 2.54m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, space for washing machine, space for cooker, space for fridge/freezer, under stairs cupboard and window to rear.

INNER HALL

Door to side and cupboard with wall mounted boiler.

CLOAKROOM

Fitted with a low level W/C, window to side.

1ST FLOOR LANDING

Loft access

BEDROOM 1

12' 5" (To wardrobe) x 9' 3" (3.78m x 2.82m) APPROX. Window to front and radiator.

BEDROOM 2

8' 3" x 9' 2" (MIN) 11'3" (MAX) (2.51m x 2.79m) APPROX. Window to rear and built in wardrobe.

BEDROOM 3

8' 0" (MAX) x 9' 4" (MAX) (2.44m x 2.84m) APPROX. L-Shape. Window to front overstairs cupboard.

BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Window to rear.

GARAGE

OUTSIDE

There is a driveway to the side of the property.
The rear garden is mainly laid to lawn.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

