



Hoylake Drive, Farcet, Peterborough
£215,000 **Freehold**

**Sharman
Quinney**

Key Features



- Linked Detached Bungalow
- Two Bedrooms
- Lounge/Diner
- Fitted Bathroom
- Enclosed Rear Garden

Located in a quiet Cul-De-Sac in the popular Village of Farcet this Vacant Well Presented Linked Detached Bungalow is being Sold with No Upward Chain and in brief the accommodation comprises of, Entrance Porch, Lounge/Diner with a door to the inner hallway and door way to the Kitchen which has a range matching base and eye level units, cupboards and drawers, worktop space with a stainless steel single drainer sink unit, built-in electric hob and oven, space for a fridge/freezer, plumbing for a washing machine, door to the rear garden, Inner Hallway with built-in airing cupboard housing the wall mounted heating boiler, doors to the Two Bedrooms and to the Three Piece Family Bathroom, Outside frontage is open plan, driveway providing Off Road Parking and leads to the Single Garage with a metal up and over door, Rear Garden is enclosed. Laid mainly to lawn with various shrubs.



Entrance Porch - 4'4" x 2'9" (1.34m x .88m)

Lounge/Diner - 15'4"max x 13'8"max (4.69m x 4.20m)

Kitchen - 7'7" x 7'1" (2.34m x 2.16m)

Inner Hallway:

Bedroom 1 - 13'max x 9'4"max (3.96m x 2.86m)

Bedroom 2 - 10'3"max x 9'4"max (3.13m x 2.86m)

Bathroom - 6'4"max x 5'5"max (1.95m x 1.67m)

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.

To view this property call Sharman Quinney on:
01733 245400

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Contact us to arrange a **FREE**
home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX204067 - 0003