



Church Street, Holme Peterborough
£300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi-Detached Family Home
- Vacant - Village Location
- Three Bedrooms
- Separate Lounge
- Kitchen/Diner + Utility Room

Set in the quiet Village of Holme with a primary school close by, this Vacant Established Semi-Detached House would be a perfect family home, being offered for sale with No Upward Chain, in brief the accommodation comprises of Entrance Hall with stairs to the first floor landing and a built-in understairs storage cupboard, doors giving access to the Separate Lounge which benefits from having a open fire place with ceramic surround and hearth, the good size Kitchen/Diner has a range of fitted base and eye level units, cupboards and drawers, worktop space with a stainless steel single drainer sink unit, space for a cooker, door to the spacious Utility Room which also has a range of base and eye level units, worktop space with a stainless steel single drainer sink unit, plumbing for a washing machine, space for a fridge/freezer, floor mounted heating boiler,



door opening out to the rear garden, door to the two piece Downstairs Cloakroom with a low level wc and a pedestal wash hand basin. Upstairs Landing has doors to the Three Bedrooms, Bedroom 1 has a built-in wardrobe, bedroom three has a built-in over stairs airing cupboard, the three-piece Family Bathroom is fitted with a panelled bath with a handheld shower attachment, glass screen, low level wc, pedestal wash hand basin. Outside frontage is open plan, laid mainly to lawn, gravel driveway provides Off Road Parking, access to the Single Garage is via Park Close which has a small driveway, a metal up and over door, courtesy door to the good size Enclosed Rear Garden which is laid mainly to lawn with a paved patio seating area, side gated access to the front. HAS TO BE VIEWED.

Entrance Hall:
Separate Lounge:
Kitchen/Diner:
Utility Room:
Downstairs Cloakroom:
First Floor Landing:
Bedroom 1:
Bedroom 2:
Bedroom 3:
Family Bathroom:
Single Garage:

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee

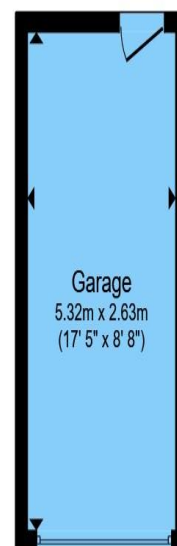




Ground Floor



First Floor



Garage

Total floor area 113.5 m² (1,221 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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

Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: YAX204136 - 0001