



**Hoylake Drive, Farcet Peterborough PE7 3BD**



**welcome to**

**Hoylake Drive, Farcet  
Peterborough**

- entrance lobby, lounge
- kitchen diner, conservatory
- three bedrooms, bathroom
- gardens, garage & driveway
- ideal first purchase!

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£230,000**

A well proportioned home which is set in a pleasant location just to the South of Peterborough. This home could, in our opinion, make an ideal first purchase with its three bedrooms, conservatory and low maintenance garden along with a driveway and garage too.

**Entrance Lobby**

**Lounge**

12' 3" x 14' 7" ( 3.73m x 4.45m )

**Kitchen Diner**

14' 5" x 9' 9" extending to 13' 1" ( 4.39m x 2.97m extending to 3.99m )

**Conservatory**

17' 10" x 9' 6" ( 5.44m x 2.90m )

**First Floor Landing**

**Bedroom 1**

10' 2" x 8' 1" ( 3.10m x 2.46m )

**Bedroom 2**

8' 2" x 9' 9" extending to 11' 5" ( 2.49m x 2.97m extending to 3.48m )

**Bedroom 3**

6' 2" x 7' 3" ( 1.88m x 2.21m )

**Bathroom**

**Outside The Property**

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**Property Ref:**

YXZ109706 - 0004

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