

Connells

Holmes Way
Peterborough

Holmes Way
Peterborough PE4 7XZ

for sale
£90,000







Property Description

Easy to maintain, even easier to enjoy

This spacious one-bedroom ground floor flat presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offering well-proportioned accommodation throughout, the property features a modern fitted kitchen, a generous lounge ideal for both relaxing and entertaining, and a well-appointed three-piece bathroom suite.

Externally, residents can enjoy access to well-maintained communal gardens, providing an attractive outdoor space to unwind. Conveniently situated close to local schools, amenities, and transport links, the property is ideally positioned for everyday living.

Combining comfort, practicality, and an excellent location, this delightful home is not to be missed. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance

Accessed via a secure communal entrance with intercom entry system, the welcoming hallway features a radiator, two useful storage cupboards, a textured ceiling with mains-fed smoke alarm, and doors leading to the bathroom, kitchen, lounge and bedroom.

Bedroom

14' 4" max x 10' 8" max (4.37m max x 3.25m max)

A bright and comfortable double bedroom featuring a double radiator, built-in storage cupboard with slatted shelving, textured ceiling, and a UPVC double glazed window to the front aspect.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and tiled splashback, and a low-level WC with dual flush. Further benefits include an extractor fan, textured ceiling, and a frosted UPVC double glazed window to the rear aspect.

Kitchen

10' 8" max x 9' 2" max (3.25m max x 2.79m max)

Fitted with a range of matching wall and base units with complementary work surfaces incorporating a single drainer sink unit with tiled splashbacks. There is a cooker point, plumbing for a washing machine, and space for a freestanding fridge freezer. Further benefits include a double radiator, gas-fired boiler serving the central heating and hot water systems, extractor fan, coving to a textured ceiling, and a UPVC double glazed window overlooking the rear aspect.

Lounge

14' 4" x 11' 10" (4.37m x 3.61m)

A bright and spacious reception room featuring a double radiator, television and telephone points, decorative picture rail, textured ceiling, and a UPVC double glazed window to the front aspect, providing plenty of natural light and an ideal space for relaxing or entertaining.

Outside

The property benefits from access to a secure communal garden, providing an attractive outdoor space for residents to enjoy. There is also a useful brick-built outbuilding, offering additional storage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

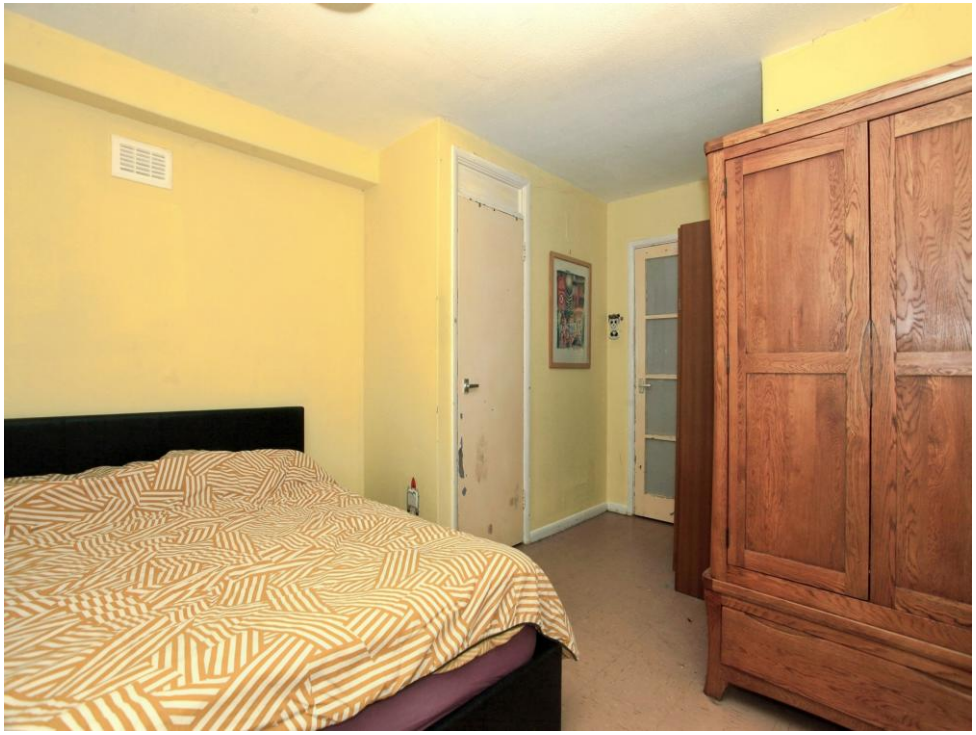









BEACH RULES

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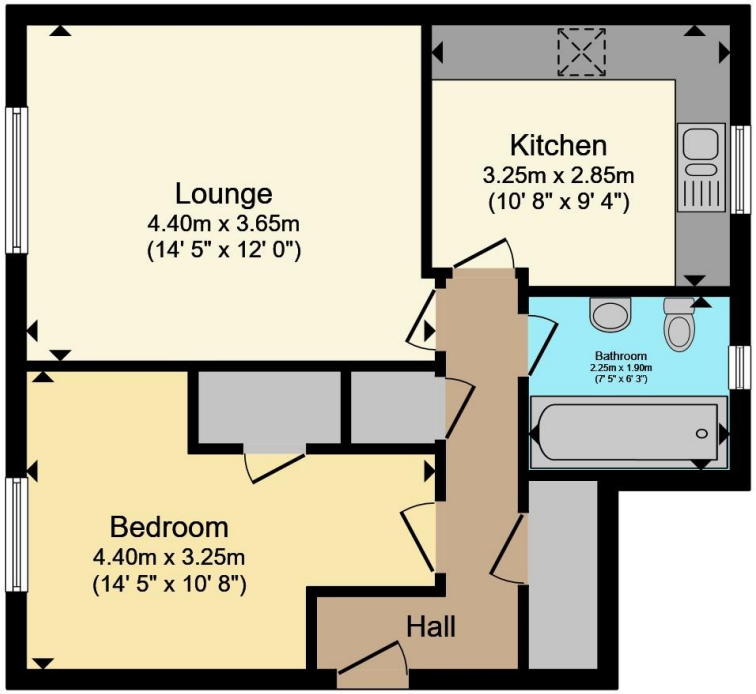
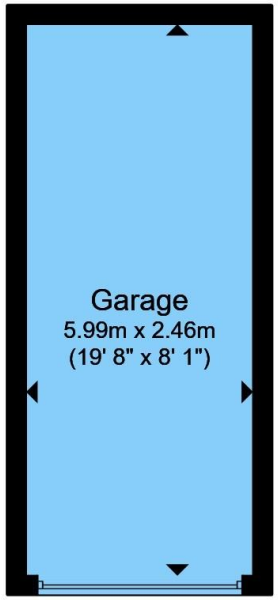


Floor Plan



Garage

Total floor area 65.3 m² (703 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

Connells

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: C

Council Tax Band: A

Service Charge: 714.66

Ground Rent: 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.