

Peterborough
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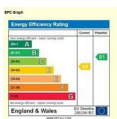
Willesden Avenue, Walton, Peterborough, PE4 6EA
Offers in excess of £180,000
Freehold

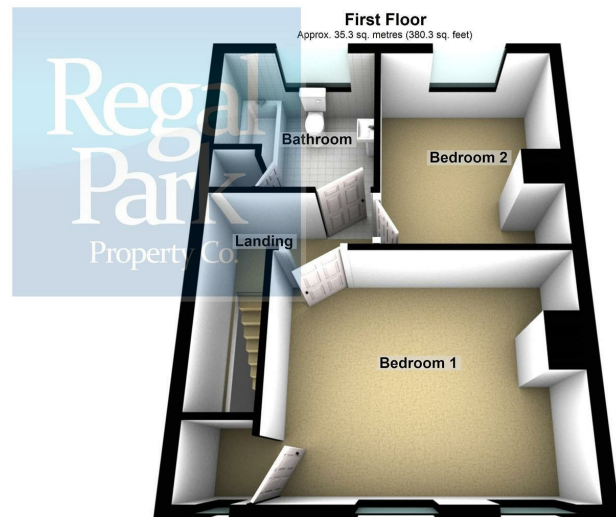
IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A47

Regal Park are pleased to offer this well presented 2 Bedroom End Terrace house in the popular location of Walton. The property is situated close to local amenities and is within walking distance to Brotherhood Retail Park and comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, 2 Bedrooms and a Bathroom.

There is an enclosed good size rear garden.
Viewings Highly Recommended.

EPC: D





Entrance Hall

Radiator, laminate flooring, stairs, door to:

Lounge

10'11" x 13'11" (3.33m x 4.24m)

Two uPVC double glazed windows to front, fireplace with multi-fuel stove, fitted carpet, telephone point, TV point, door to:

Dining Room

10'11" x 10'1" (3.33m x 3.07m)

UPVC double glazed window to rear, double radiator, fitted carpet, storage cupboard, door to sun room.

Kitchen

10'11" x 6'4" (3.32m x 1.93m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, space for fridge, freezer and cooker, uPVC double glazed window to rear, tiled flooring, under-stairs pantry.

Sun Room

6'8" x 10'8" (2.03m x 3.25m)

UPVC double glazed windows and polycarbonate roof, fitted carpet, plumbing for washing machine, uPVC double glazed french double doors to garden.

Stairs and Landing

Fitted carpet, door to:

Bedroom 1

10'11" x 13'11" (3.33m x 4.24m)

Two uPVC double glazed windows to front, radiator, fitted carpet, over-stairs storage cupboard with UPVC double glazed window to front.

Bedroom 2

10'11" x 8'10" (3.33m x 2.69m)

UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with three piece suite with deep panelled bath with rain shower over, wash hand basin with cupboards under and low-level WC, tiled surround, uPVC obscure double glazed window to rear, radiator, laminate flooring, storage cupboard with wall mounted boiler.

Outside

The rear garden has a patio area, outside tap, greenhouse, lawn area, pathway to rear with further patio area, gated access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.