



**FITZJOHN**  
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## 54 Willesden Avenue Peterborough PE4 6EB

Offers in excess of £175,000



This extended three-bedroom terraced home is located in the sought-after area of Walton and is offered to the market with no forward chain, making it an ideal opportunity for first-time buyers, families, or investors.



The ground floor comprises a small entrance hall leading into a spacious lounge, a fitted kitchen, a separate WC, and a generously sized four-piece family bathroom. Upstairs, the first floor offers two double bedrooms and one single bedroom, providing flexible accommodation for a range of needs.

Outside, the rear garden is enclosed by a brick wall and is mainly laid to lawn with a patio area perfect for outdoor seating or entertaining. The property also benefits from vehicular access to the rear, with potential for off-road parking.

Situated close to local amenities, schools, and transport links, this well-located property offers excellent potential and is ready for someone to make it their own.

Lounge - 10'9 x 13'11

Laminate flooring, , radiator, uPVC double glazed windows facing the front.

Kitchen - 18'5 x 13'7

Tiled flooring, two radiator, uPVC double glazed window facing the garden, uPVC double glazed door. Single sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor over, space for fridge/freezer and washing machine.

W/C - 6'5 x 2'6

Tiled flooring, tiled walls, standard WC.

Bathroom - 10'9 x 9'9

Tilted flooring, tiled walls, concealed cistern WC, pedestal mounted wash hand basin, double enclosure shower, panelled bath, heated towel rail and extractor fan.

Bedroom One - 10'10 x 13'11

Laminate flooring, radiator, uPVC double glazed windows facing the front. Storage cupboard.

Bedroom Two - 11'0 x 8'10

Laminate flooring, radiator, uPVC double glazed frosted window facing the rear, gas combi boiler.

Bedroom Three - 8'1 x 7'9

Laminate flooring, radiator, uPVC double glazed windows facing the rear.

## Area Map



## Floor Plans



## Energy Efficiency Graph

