



**Connells**

Willonholt  
Peterborough



## Property Description

This fantastic three bedroom end terraced home is located within walking distance to Ravensthorpe Primary School & Stars Pre-School, Young Generation Pre-School and Highlees Primary School and a short drive to Heltwate School, Sainsburys in Bretton as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading through to the lounge, downstairs bathroom, lounge, kitchen with high gloss units and conservatory. Upstairs there are three bedrooms and the cloakroom. Outside is a private North/East facing garden with a patio area and shed. The end terrace home also benefits from off road parking to the rear.

Benefiting from off road parking, kitchen, lounge, conservatory, upstairs cloakroom and downstairs bathroom. This three bedroom end-terrace home close by to Ravensthorpe Primary School & Stars Pre-School, Young Generation Pre-School and Highlees Primary School and a short drive to Heltwate School.

## Entrance Hall

Door to front and vinyl flooring.

## Cloakroom

Double glazed window front, vinyl flooring, WC wash hand basin and boiler.

## Lounge

10' 2" x 14' 9" ( 3.10m x 4.50m )  
Double glazed window to rear, radiator and laminate flooring.

## Kitchen

8' 2" x 17' 11" ( 2.49m x 5.46m )  
Double glazed window to front, laminate flooring, radiator, open plan to Conservatory, extractor, oven and gas hob, high and low level high gloss storage units with worktops over.

## Conservatory

8' 2" x 6' 3" ( 2.49m x 1.91m )  
Double glazed windows to rear and sides, open plan to kitchen, laminate flooring and French door to rear.

## First Floor

### Landing

Double glazed window to front and carpet.

### Bedroom One

11' 11" x 12' 1" ( 3.63m x 3.68m )  
Two double glazed windows to rear, radiator and carpet.

## Bedroom Two

11' 1" x 11' 11" ( 3.38m x 3.63m )

Double glazed window to rear, carpet and radiator.

## Bedroom Three

5' 11" x 7' 4" ( 1.80m x 2.24m )

Double glazed window to front, carpet and radiator.

## Bathroom

Vanity wash hand basin, WC, bath, tiled flooring and walls and radiator.

## Outside

### Rear Garden

Enclosed rear garden, gate at the rear, lawned, flower beds, shed and patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/PBO311442](http://connells.co.uk/Property/PBO311442)**

Tenure: Freehold



Awaiting Photograph

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.

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