



Atherstone Avenue, Peterborough PE3 9TY

welcome to

Atherstone Avenue, Peterborough

Please to offer this WELL PRESENTED, SPACIOUS FAMILY HOME in Netherton. Close to the Hospital and good schools, this property consists of LARGE LIVING / DINING ROOM with gas fire, KITCHEN with Range style cooker and Pantry, THREE BEDROOMS with Hammonds Fitted wardrobes in the master bedroom, and FAMILY BATHROOM. To the front of the property there is AMPLE PARKING, DRIVEWAY and SINGLE GARAGE. To the rear is a generous size lawn garden with patio area and Gazebo. Viewings highly recommended.





Ground Floor



First Floor

Entrance Hall

Living / Dining Room

20' 6" x 11' 4" (6.25m x 3.45m)

Kitchen

10' 6" x 6' 3" (3.20m x 1.91m)

First Floor And Landing

Bedroom One

11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

Family Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Driveway Parking

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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- THREE BEDROOM SEMI DETACHED HOME
- AMPLE DRIVEWAY PARKING
- LARGE SOUTH FACING REAR GARDEN
- RANGE STYLE COOKER
- MODERN COMBI BOILER
- FAN LIGHT FITTINGS IN BEDROOMS
- FITTED BLINDS IN LOUNGE AND FRENCH DOORS
- HAMMONDS FITTED WARDROBES

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG119178



Property Ref:
PCG119178 - 0017

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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