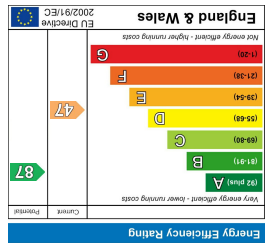
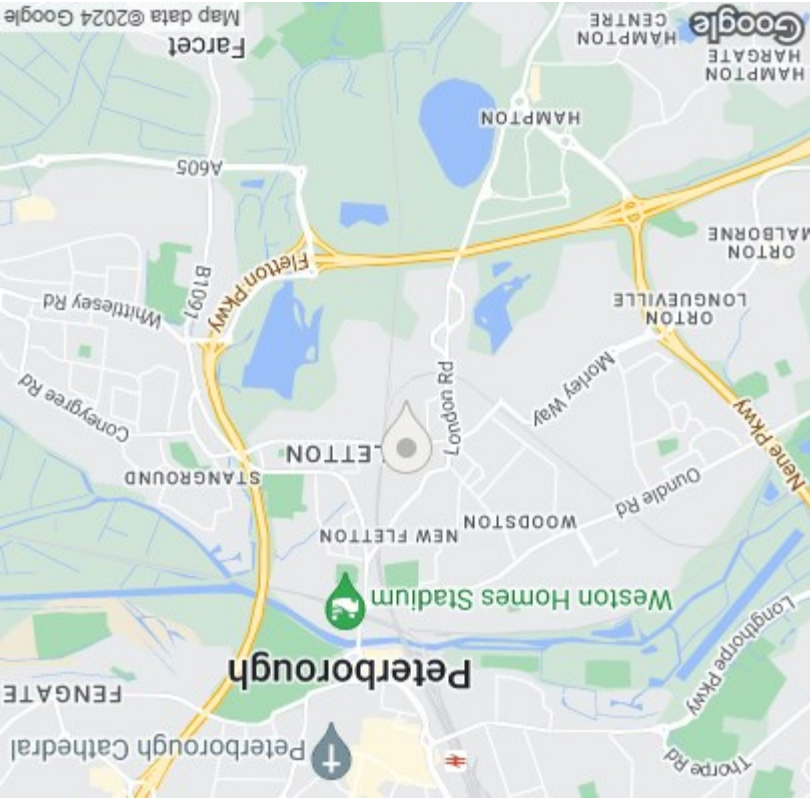


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



55 Wootton Avenue
Peterborough, PE2 9EQ

Guide Price £220,000



55 Wootton Avenue

Peterborough, PE2 9EQ

*** Guide Price £220,000 - £240,000

City and County are pleased to market this spacious, three bedroomed end terrace property, located in a quiet Cul-de-Sac within a short commute to Peterborough City Centre. Offering NO FORWARD CHAIN, local transport links and local amenities, this property is the ideal purchase for a first-time buyer or investor.

Briefly comprising, entrance hall, two-piece cloakroom, utility room with rear access, and a large living room. There is an open plan kitchen diner that is fitted with a matching range of base and eye level units, with space for a washing machine, dishwasher, and a fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. Upstairs benefits from three bedrooms, two of which are doubles, and one generous single bedroom. The family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a shower cubicle. To the rear, there is a large, enclosed garden which is mainly laid to lawn, and offers a shared access to the neighbours. To the front, there is a garden which is gravelled and has a large driveway for at least three vehicles and a detached single garage. Please call today to arrange your viewing. Virtual tour available.

Kitchen Diner

12'11" x 14'0"

Living Room

10'4" x 13'10"

Utility Room

6'5" x 4'5"



WC

2'7" x 4'7"

Landing

3'3" x 9'0"

Master Bedroom

10'5" x 13'11"

Bathroom

5'11" x 4'8"

Bedroom Two

9'10" x 7'11"

Bedroom Three

7'10" x 6'0"

Garage

16'7" x 8'3"

EPC - E

47/87

Tenure - Freehold

