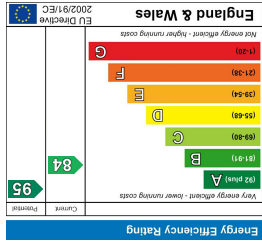


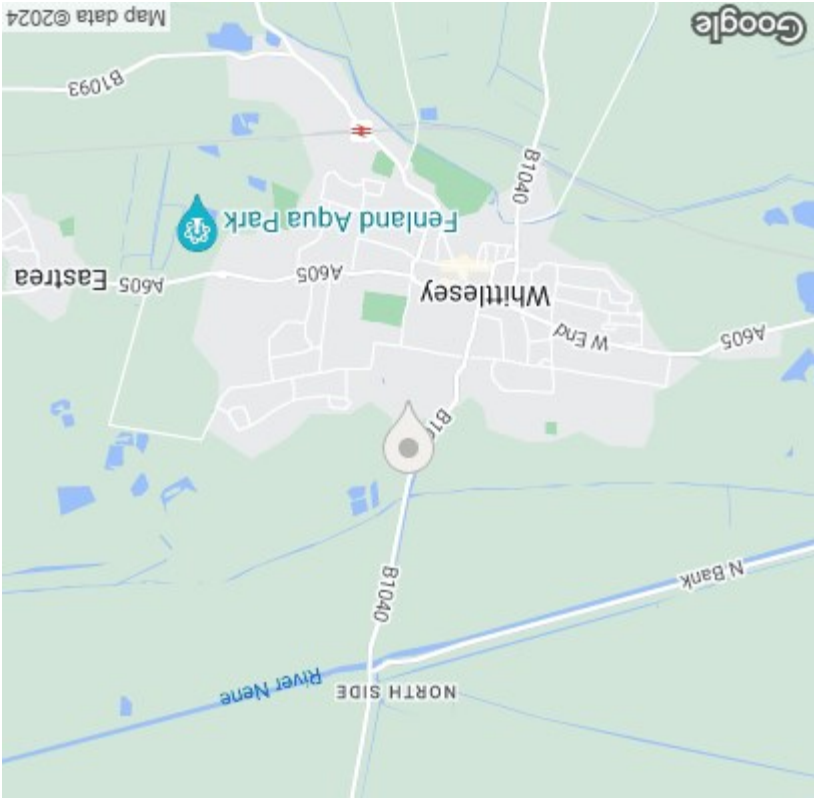
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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

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



Area Map



Floor Plan



13 Anglers Avenue  
Peterborough, PE7 1GT

Guide Price £255,000



## 13 Anglers Avenue

Peterborough, PE7 1GT

\*\*\*GUIDE PRICE £255,000 - £270,000\*\*\*

City and County are delighted to present for sale this EXECUTIVE THREE BEDROOMED DETACHED family home, located in a popular new location of Whittlesey. Convenient access to local schools and transport links into the Peterborough City Centre. This would be a fantastic family home offering great entertaining space in a great location. The property is newly built and is still under warranty. The current owners have also added additional extras such as tiled bathrooms, WC, upgraded appliances and built in wardrobes.

Introducing a well-appointed and meticulously designed property spreading across 85 square meters, spanning two floors. This home boasts three comfortable bedrooms and two modern bathrooms, ensuring an easy living experience. On the ground floor, an entrance hall leading to a spacious living area with French doors into the garden. This then guides to the well-equipped kitchen/dining room, complete with built in integrated appliances, a cooker and hob with extractor over for your culinary ventures. This floor also houses a convenient utility room with space for a washing machine and a tumble dryer and a two-piece WC. Moving up to the first floor, it welcomes you with three separate bedrooms, ideal for a growing family or hosting overnight guests. The master bedroom offers built in custom wardrobes and houses a three-piece ensuite with a WC, a shower and a wash hand basin. Please call to arrange your viewing today and see our virtual tour attached.



**Entrance Hall**  
6'1" x 5'8"

**Living Room**  
10'3" x 18'3"

**Kitchen Diner**  
9'4" x 18'4"

**Utility Room**  
6'2" x 5'2"

**WC**  
2'11" x 4'9"

**Landing**  
6'4" x 11'11"

**Master Bedroom**  
10'5" x 18'4"

**En-Suite**  
3'11" x 7'2"

**Bathroom**  
7'1" x 6'2"

**Bedroom Two**  
8'5" x 10'6"

**Bedroom Three**  
9'3" x 7'6"

**EPC - B**

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure £234 per annum.

