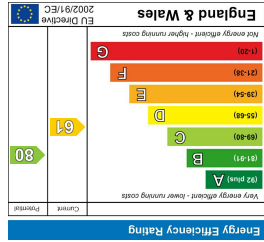
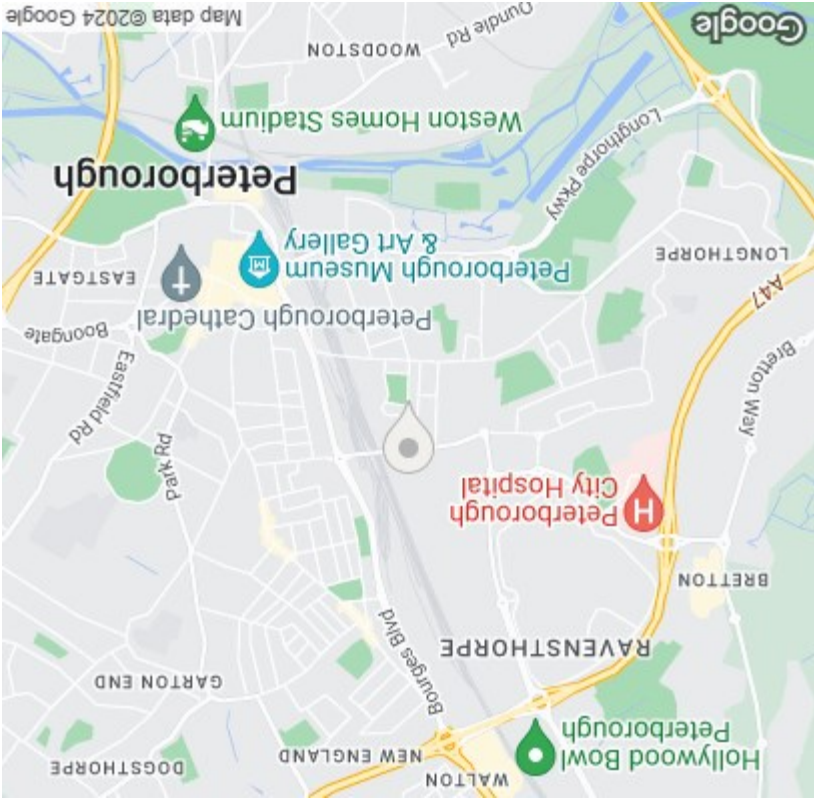


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map

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



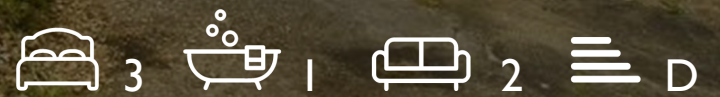
Floor Plan



18 Nicholls Avenue

Peterborough, PE3 9EL

Guide Price £220,000 - Freehold , Tax Band - A



## 18 Nicholls Avenue

Peterborough, PE3 9EL

\*\*\*No Forward chain - PROBATE IS ALREADY GRANTED\*\* A great opportunity to acquire this well-proportioned semi-detached home with masses of potential, close to Peterborough City Centre, and approximately a fifteen minute walk to the train station, where you can jump on a train to Kings Cross from only forty five minutes. This property sits well back from the road, with a front garden, whilst overlooking a large public green space surrounded by trees.

Internally comprising to the ground floor, a spacious entrance hallway, downstairs cloakroom, living room, dining room and a kitchen with modern style units. There is also a lean to garage attached to the side of the house with power and lighting. Furthermore, upstairs there are three generously sized bedrooms, and a three-piece family bathroom with shower over the bath. To the rear is a private garden with a mature tree offering a fantastic degree of privacy. We would like to bring to the attention of prospective purchasers that the property has had a full new central heating system installed recently, with new radiators and a Glow Worm gas combi boiler, although the property would benefit from cosmetic updating throughout.

### Entrance Hall

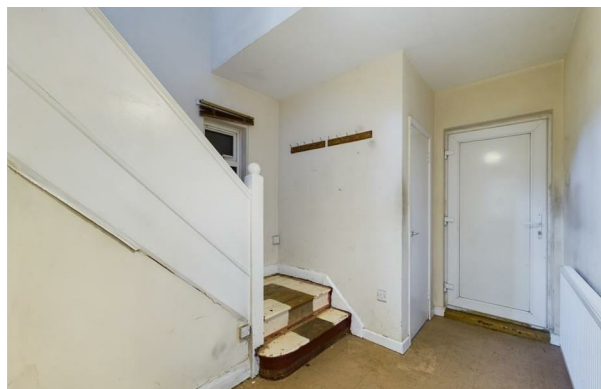
3'3",249'4" x 13'5"

### WC

4'5" x 2'9"

### Dining Room

11'10" x 9'10"



**Storage Cupboard**  
2'3" x 2'8"

**Living Room**  
11'11" x 12'2"

**Kitchen**  
8'4" x 8'7"

**Landing**  
3'7" x 7'2"

**Master Bedroom**  
11'11" x 12'2"

**Bedroom Two**  
11'10" x 10'0"

**Bathroom**  
8'3" x 5'8"

**Bedroom Three**  
8'6" x 8'9"

**Lean-To Garage**  
7'4" x 23'9"

**Storage Cupboard**  
2'11" x 2'10"

**EPC - D**  
61/80

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

