

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 Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
 The energy indicator - higher ratings mean lower costs
 Any energy efficient - lower ratings mean higher costs

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



1 Willow Avenue
 Peterborough, PE1 4LX

Guide Price £230,000 - Freehold , Tax Band - A



I Willow Avenue

Peterborough, PE1 4LX

Nestled in the charming Willow Avenue of Peterborough, this delightful semi-detached house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a cosy lounge/diner adorned with French doors that open up to the serene garden, allowing natural light to fill the space. The modern kitchen is a highlight, providing ample space for essential appliances like a washing machine, a dishwasher, a fridge/freezer, and a free-standing cooker - perfect for whipping up culinary delights. The property boasts two inviting bedrooms, ideal for a small family or those in need of a guest room or home office. The family bathroom is elegantly fitted with a three-piece suite, featuring a W.C, a wash hand basin, and a bath with a shower over it, offering a relaxing retreat after a long day. Outside, the private rear garden is a tranquil oasis, mainly laid to lawn with a charming decking area covered by an open veranda, ideal for al fresco dining or simply unwinding in the fresh air. Convenience is key with a detached single garage and a gravelled driveway providing off-road parking for at least two cars, ensuring you never have to worry about finding a parking spot after a long day. Don't miss the opportunity to make this lovely property your new home sweet home in the heart of Peterborough.

Entrance Hall

10'3" x 8'2"

Lounge/Dining Room

19'8" x 8'6"

Kitchen

8'9" x 9'9"

Landing

5'1" x 8'0"

Master Bedroom

9'1" x 15'6"

Bedroom Two

10'4" x 10'4"

Bathroom

4'9" x 8'1"

EPC - Awaiting



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Awaiting

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

