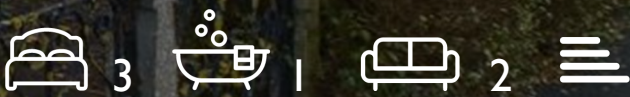




Coronation Avenue
Whittlesey, Peterborough, PE7 1XE

Guide Price £225,000 - Freehold , Tax Band - B



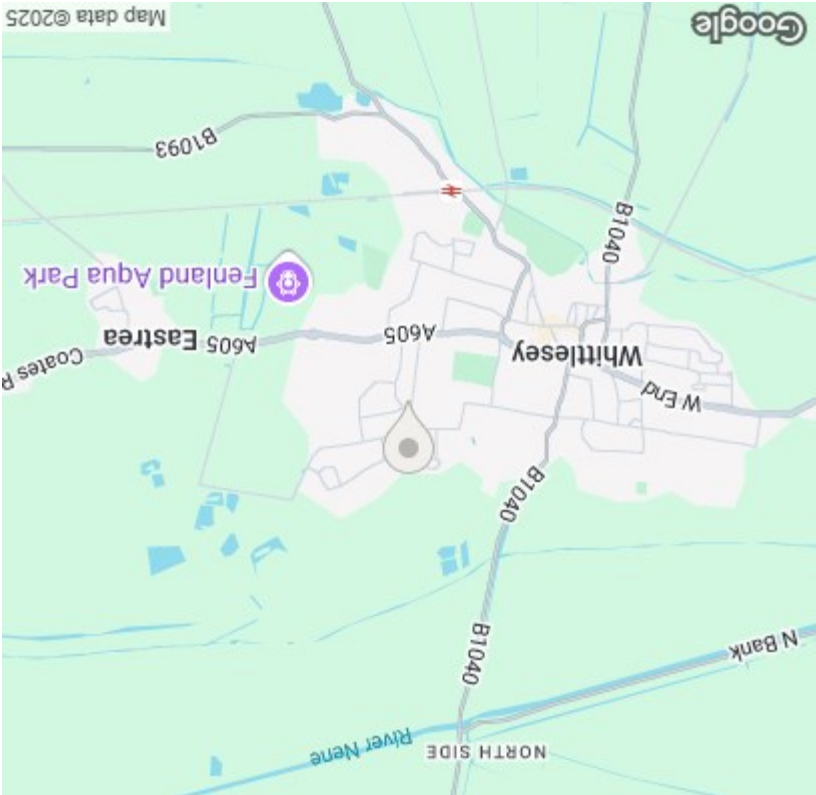
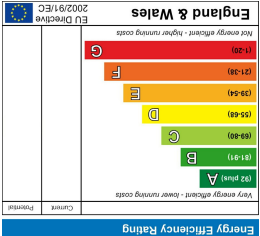
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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, 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.

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Coronation Avenue

Whittlesey, Peterborough, PE7 1XE

Guide Price £225,000 - £250,000

Nestled in the popular area of Coronation Avenue, Whittlesey, close to both primary and secondary schools, this well-presented semi-detached home offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families seeking a welcoming environment. The two reception rooms provides a cosy space for relaxation and entertaining, while the well-appointed bathroom ensures practicality for everyday living.

Internally comprising of an entrance hallway, dual aspect lounge diner, modern breakfast kitchen, rear hallway, utility room, downstairs cloakroom, and a second reception room currently used as another sitting room, which also offers a great opportunity for conversion to a fourth bedroom. To the upstairs, there are three good sized bedrooms, as well as a recently refitted three piece family bathroom. One of the standout features of this home is the large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The presence of sheds adds extra storage space, catering to all your gardening tools and outdoor equipment. Situated in a popular location, this property is conveniently close to local schools, making it an excellent choice for families with children. The area is known for its community spirit and accessibility to essential amenities. The home benefits from gas central heating, powered by a newly fitted Worcester combi boiler, ensuring warmth and comfort throughout the colder months. Additionally, the gated off-street parking provides peace of mind and convenience, allowing for secure parking away from the street. Do not miss the chance to make this lovely house your new home - get in touch with a member of our sales team today to arrange your viewing!

Entrance Hall
3.46 x 1.95 (11'4" x 6'4")

Lounge Diner
7.01 x 3.69 (22'11" x 12'1")

Kitchen
3.02 x 2.68 (9'10" x 8'9")

Hallway
1.29 x 2.64 (4'2" x 8'7")

Sitting Room
4.37 x 2.03 (14'4" x 6'7")

Utility Room
1.48 x 2.55 (4'10" x 8'4")

WC
0.77 x 1.45 (2'6" x 4'9")

Landing
2.52 x 1.55 (8'3" x 5'1")

Master Bedroom
3.89 x 2.93 (12'9" x 9'7")

Bedroom Two
3.06 x 3.27 (10'0" x 10'8")

Bathroom
1.64 x 2.41 (5'4" x 7'10")

Bedroom Three
2.68 x 2.39 (8'9" x 7'10")

EPC - D
67/87



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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

