



Williamson Avenue
Peterborough, PE3 6BA

Guide Price £215,000 - Freehold , Tax Band - B

3 2 2 E

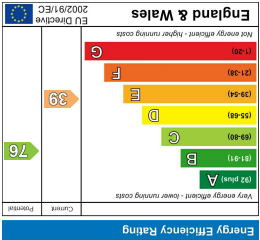
Floor Plan



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



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.

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/>

Williamson Avenue

Peterborough, PE3 6BA

Guide Price £215,000 - £230,000

Welcome to this imposing bay fronted end terrace family home, nestled in the sought-after location of Williamson Avenue, West Town, Peterborough, situated just a short walk away from the train station and City Centre. With three bedrooms, two reception rooms, and two bathrooms, this delightful property boasts a spacious and versatile living accommodation, perfect for families or those seeking extra room to grow.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that each area flows seamlessly into the next, creating a warm and welcoming atmosphere. To the rear there is a modern kitchen with a utility area by the back door. The property features three generously sized bedrooms, offering comfortable retreats for all family members. Convenience is key, with a modern downstairs bathroom and an upstairs shower room, catering to the needs of a busy household. The contemporary fittings and fixtures ensure that both spaces are not only functional but also stylish. One of the standout features of this home is the large rear garden, providing a perfect outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying al fresco dining during the warmer months. Situated just a short walk from the train station, this property offers direct rail links to London Kings Cross, making it an ideal choice for commuters. The surrounding area is well-regarded, with local amenities, schools, and parks all within easy reach.

- Living Room
11'6" x 13'4"
- Hallway
2'11" x 3'2"
- Dining Room
11'5" x 13'5"
- Kitchen
11'2" x 7'11"
- Utility Area
3'4" x 7'10"
- Bathroom
6'2" x 7'11"
- Landing
3'0" x 2'11"
- Master Bedroom
11'6" x 13'4"
- Hallway
11'1" x 2'9"
- Bedroom Two
11'4" x 7'5"
- Shower Room
6'10" x 2'7"
- Bedroom Three
11'0" x 7'10"
- EPC - E
39/76
- Tenure - Freehold



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access, Level Access Shower, Other Accessibility Features, Variable Height Kitchen Surfaces, Wet Room, Wide Doorways
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: Yes
Right of way private: Yes
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Required, Residents Parking
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed, Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Excellent

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