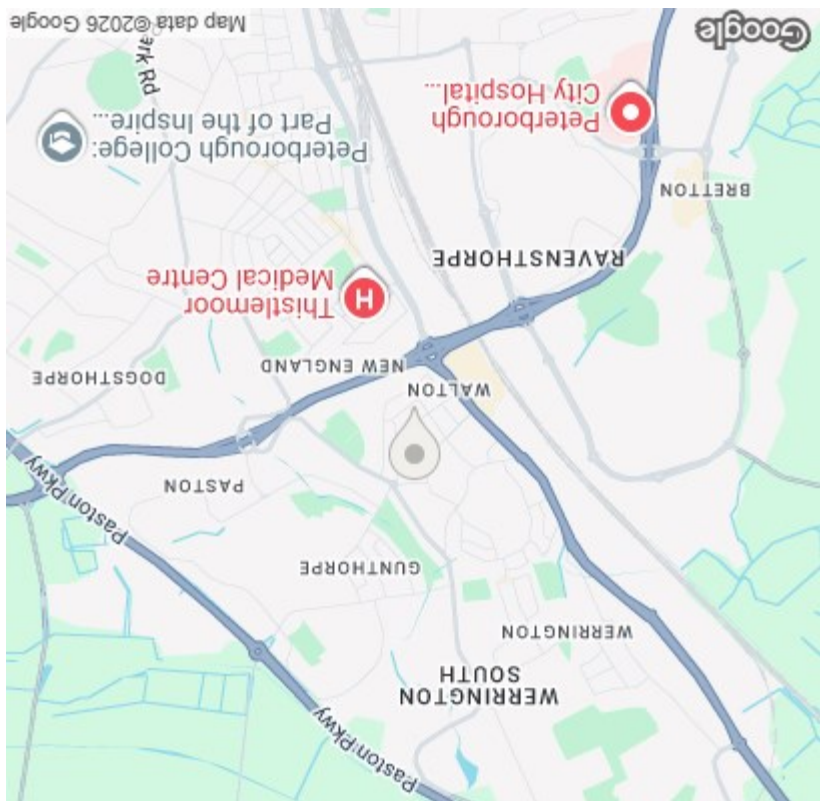


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (45-54)
E (45-54)	E (35-44)
F (35-44)	F (21-34)
G (21-34)	G (1-20)

Any energy efficient lower rating costs
 Any energy inefficient lower rating costs
 EU Directive 2002/91/EC
 The energy indicator - higher energy 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



Willesden Avenue

Peterborough, PE4 6EB

Willesden Avenue in Walton, Peterborough is a deceptively spacious mid-terrace home, perfect for first-time buyers or investors. The property boasts a convenient location, providing easy access to local schools, amenities, and the A47 for commuting. With its generous interior and prime location, it offers a blend of comfort and practicality, making it an excellent choice for those looking to step onto the property ladder or expand their investment portfolio.

This charming three-bedroom mid-terrace home offers a blend of comfortable living and practical design. Upon entering, you're greeted by a spacious entrance hall leading to a generous lounge/dining area, perfect for both relaxation and entertaining. The ground floor also features a family bathroom, fitted with a three-piece suite including a WC, a wash hand basin, and a bath with an overhead shower. The kitchen is well-appointed with ample base and eye-level units, providing space for appliances such as a washing machine and a fridge/freezer. It also boasts an integrated oven with a four-ring gas hob and extractor, a large pantry, and additional storage. Upstairs, you'll find three bedrooms – two spacious doubles and a cosy single – along with a second bathroom, featuring a cubicle shower, a WC, and a wash hand basin. The rear garden is enclosed and low-maintenance, with a combination of patio and gravel, making it ideal for outdoor enjoyment. The front garden is also enclosed and primarily gravelled, offering access to convenient on-street parking. This property is an excellent opportunity for families or investors alike, with ample living space and practical amenities.

- Entrance Hall**
0.90 x 0.85 (2'11" x 2'9")
- Lounge/Dining Area**
4.99 x 4.22 (16'4" x 13'10")
- Kitchen**
5.48 x 2.98 (17'11" x 9'9")
- Bathroom**
1.70 x 2.11 (5'6" x 6'11")
- Landing**
0.73 x 2.35 (2'4" x 7'8")
- Hallway**
1.44 x 0.76 (4'8" x 2'5")
- Master Bedroom**
3.32 x 2.83 (10'10" x 9'3")
- Bathroom**
0.96 x 1.68 (3'1" x 5'6")
- Bedroom Two**
3.31 x 2.71 (10'10" x 8'10")
- Bedroom Three**
2.43 x 2.35 (7'11" x 7'8")
- EPC - C**
70/85
- Tenure - Freehold**



IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features: None
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: On Street
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: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C

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

