



35 Chestnut Avenue

PE1 4JA

£275,000



## 35 Chestnut Avenue

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Being offered for sale with no upward chain is this semi detached extended, family home situated on Chestnut Avenue, Peterborough. An ideal family home, the property is situated in a popular residential area and close to local amenities, schools with good transport links nearby.

Entering from the front, into the hallway with stairs leading to the first floor, from here, separate doors provides access to the lounge & kitchen areas.

The lounge offers, fireplace surround with bay window to the front aspect, from here, lead into a large family/dining area with double doors leading out into the rear garden. Well appointed kitchen off the hall, benefits from an ample range of wall and floor units with work top surfaces, space for oven and plumbing for a dishwasher to the side, door provides access into the side passageway providing access to store room, WC, and a utility space, with double doors from the passageway provides access to both front & rear gardens.

Venturing upstairs, access leads to two double bedrooms and a single bedroom, and a three piece shower room.

Outside, established front gravelled garden with driveway to the side providing off road parking. An enclosed rear garden laid to lawn with paved patio areas, and benefits further from, a brick store, two wooden sheds and a greenhouse

Tenure: Freehold  
Council Tax Band: B





Entrance Hall:

Lounge:  
11'4" plus bay x 13'4" (3.46m plus bay x 4.08m)

Family/Dining Room:  
25'10" x 9'10" max (7.89m x 3.01m max)

Kitchen:  
10'11" x 9'7" (3.34m x 2.94m)

Utility Space:

Downstairs WC:

Store Room:

First Floor & Landing:

Bedroom 1:  
9'10" x 11'3" plus door recess (3.01m x 3.45m plus door recess)

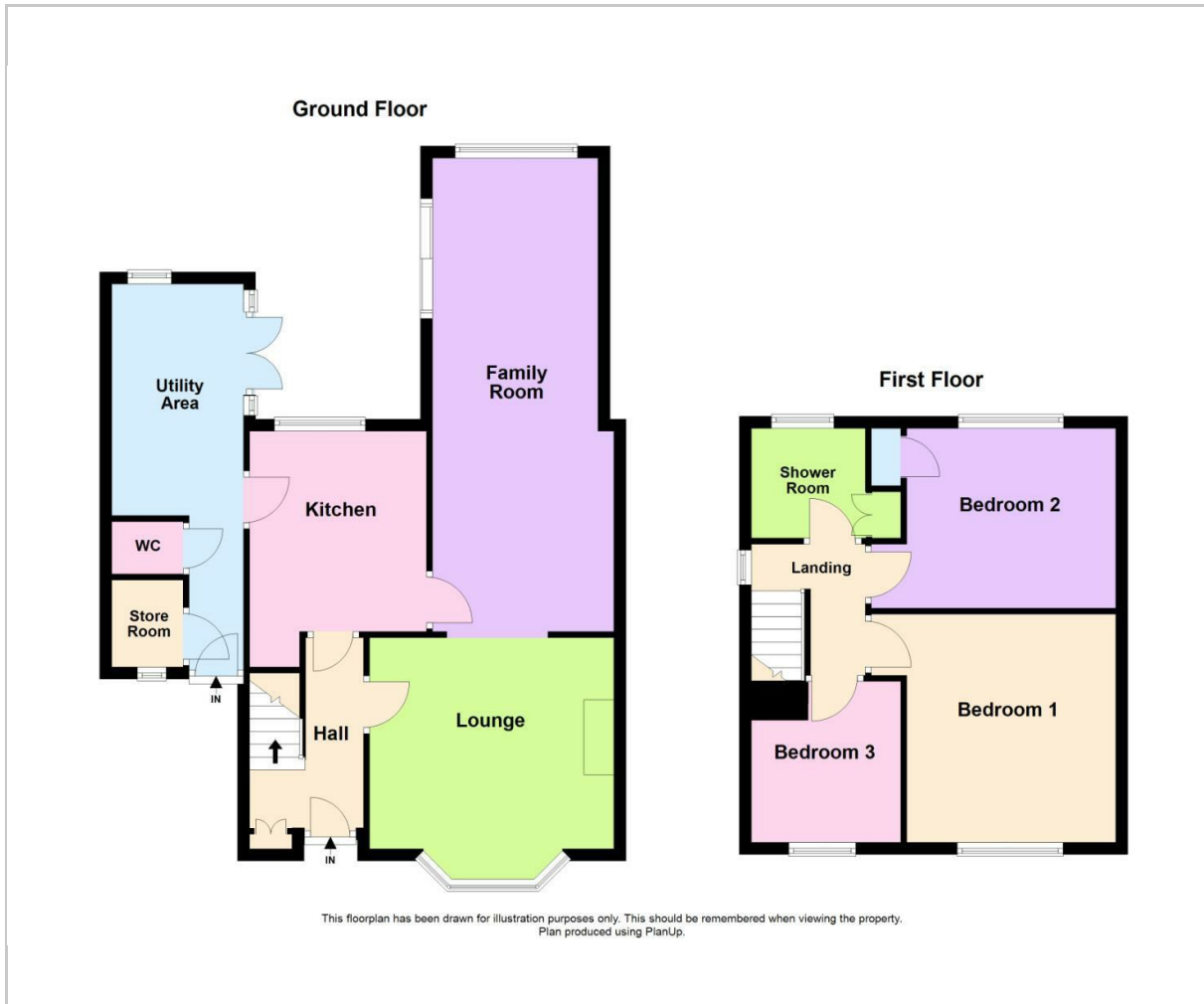
Bedroom 2:  
12'7" x 11'8" plus door recess (3.85m x 3.56m plus door recess)

Bedroom 3:  
9'4" x 8'1" (2.86m x 2.47m)

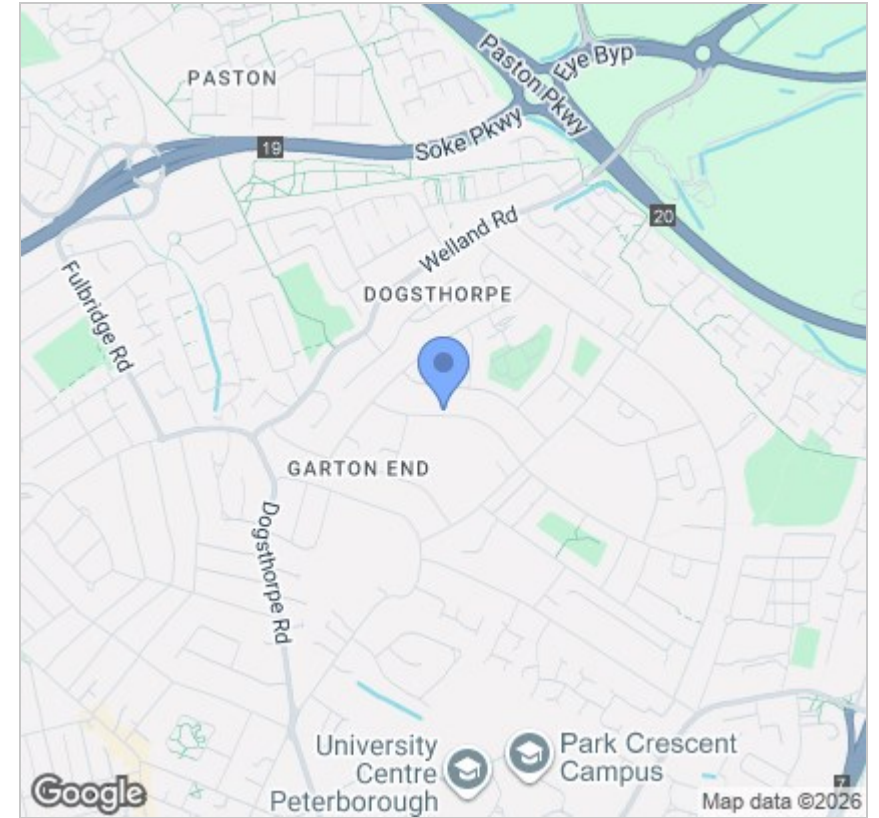
Family Bathroom:



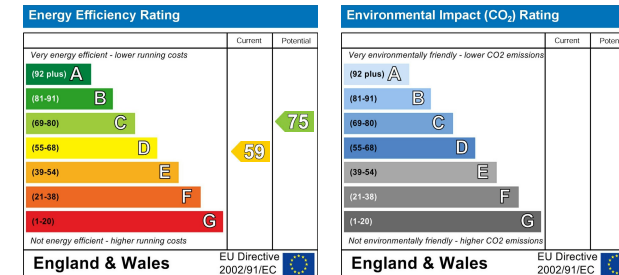
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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