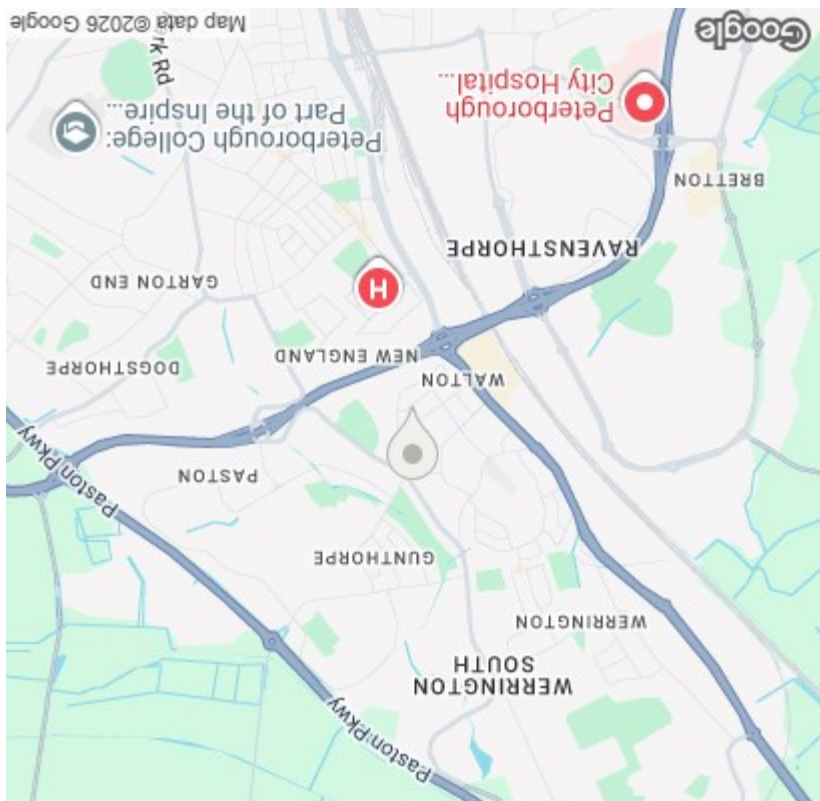


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs
Any energy inefficient higher rating costs

Energy Efficiency Graph



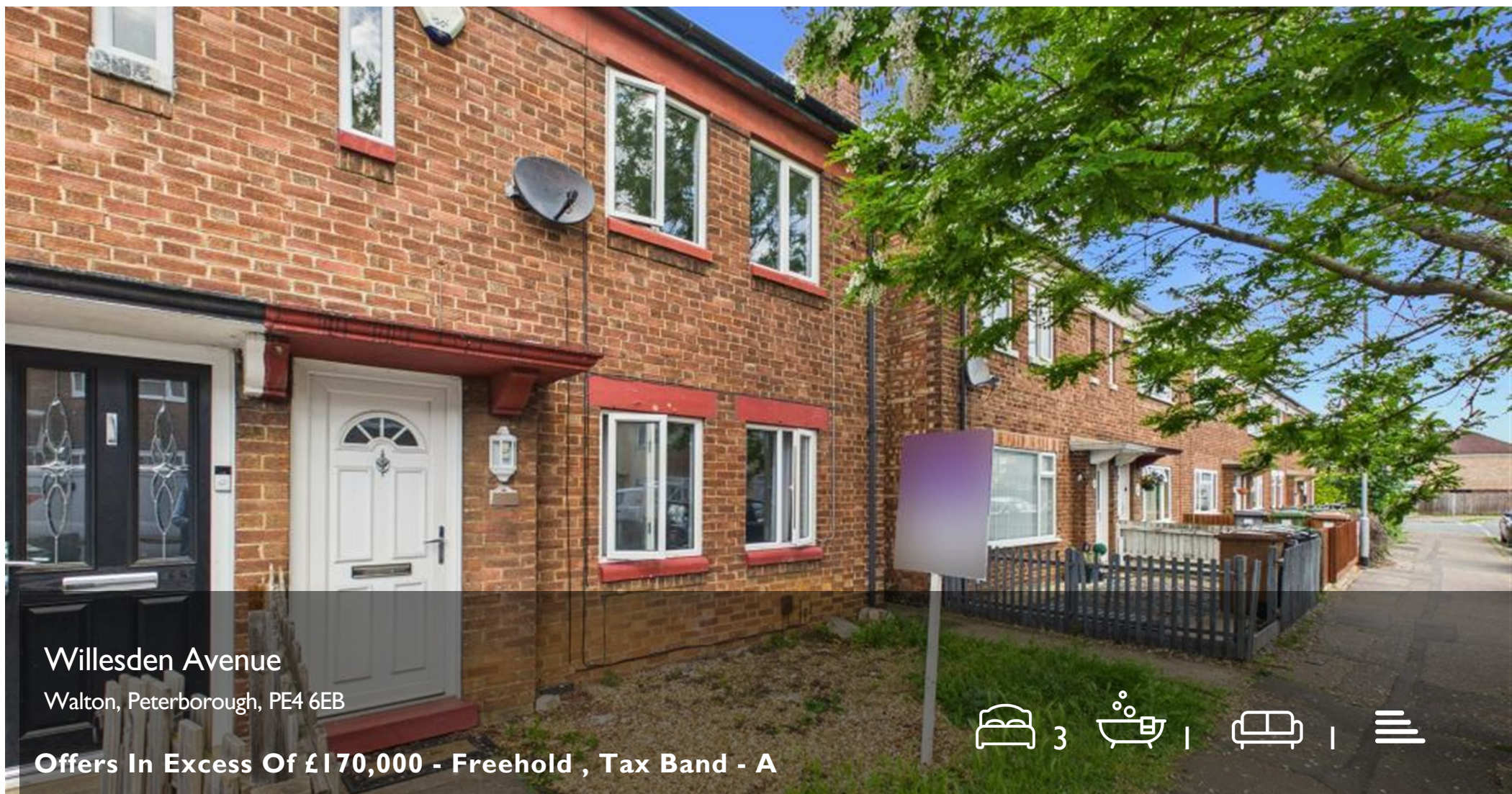
Area Map



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

Walton, Peterborough, PE4 6EB

Situated on a generous plot in the sought-after area of Walton, Peterborough, this spacious three-bedroom end-terraced home presents an excellent opportunity for first-time buyers, families, and investors alike. Offering well-balanced accommodation across two floors, a large and private rear garden, and the added benefit of no forward chain, the property combines practical living space with fantastic potential, making it a highly attractive addition to the market.

Entering the property through the entrance hall, you are welcomed into a well-proportioned and thoughtfully arranged home that offers an excellent balance of living and bedroom accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike. The spacious lounge provides a comfortable and inviting setting for relaxation, with ample space for a variety of furniture layouts and plenty of natural light creating a warm and welcoming atmosphere. To the rear of the property, the generous kitchen diner serves as the heart of the home, offering an excellent space for both everyday living and entertaining, with room for dining furniture and direct access to the rear of the property. Complementing the ground floor is a useful utility room, providing additional storage and laundry space, along with a convenient ground floor bathroom. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a spacious principal bedroom, a comfortable second bedroom, and a versatile third bedroom that could equally be utilised as a nursery, home office, or guest room depending on individual requirements. Occupying a generous plot, the property further benefits from a large and private rear garden, offering an excellent outdoor space for families, gardening enthusiasts, or those who simply enjoy outdoor entertaining. Situated in the popular residential area of Walton, Peterborough, on Willesden Avenue, this spacious end-terraced home combines practical living accommodation with excellent outdoor space and is offered to the market with no forward chain, presenting a fantastic opportunity for buyers seeking a straightforward purchase. Whether you are taking your first step onto the property ladder or looking to expand your investment portfolio, this well-presented home represents an opportunity not to be missed.

- Entrance Hall**
0.83 x 0.83 (2'8" x 2'8")
- Lounge**
4.24 x 3.34 (13'10" x 10'11")
- Kitchen Diner**
5.17 x 3.30 (16'11" x 10'9")
- Utility Room**
2.95 x 1.87 (9'8" x 6'1")
- Bathroom**
1.87 x 1.84 (6'1" x 6'0")
- Landing**
2.35 x 0.74 (7'8" x 2'5")
- Master Bedroom**
3.58 x 3.35 (11'8" x 10'11")
- Bedroom Two**
2.67 x 3.30 (8'9" x 10'9")
- Bedroom Three**
2.36 x 2.45 (7'8" x 8'0")
- EPC - E**
43/85



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 (answer yes if there are restrictions, eg does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: 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: Street Parking Permit NOT Required
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable, FttP
 Internet Speed: up to 1000Mbps
 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

