



**Connells**

Willesden Avenue  
PETERBOROUGH



### Property Description

Three-bedroom end terrace home with generous potential and charming garden – offered chain free.

This chain-free three-bedroom end terrace property presents a fantastic opportunity for first-time buyers or investors looking to put their own stamp on a home. While the property would benefit from some general improvement, it offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming lounge leading through to a kitchen/diner, providing a practical layout with good potential to modernise into a sociable living space, there is also a utility area. A family bathroom is also located on the ground floor.

Upstairs, there are three well-proportioned bedrooms, offering ample space for a growing family, guests, or home working.

Externally, the property boasts a good-sized rear garden with patio area, ideal for outdoor use, along with a front garden adding to the home's kerb appeal.

Conveniently situated close to local amenities, with easy access to Brotherhoods Retail Park and transport links into the city centre, this property combines location and potential, making it an appealing project opportunity.

### Entrance Hall

Patterned UPVC double glazed door into the entrance hall. Radiator, staircase to the first floor landing and a door through to the lounge.

### Lounge

Radiator, laminate flooring, TV and telephone point, coving to papered ceiling, two UPVC double glazed windows to the front, archway with patterned glazed window into the kitchen/dining area.

### Kitchen/diner

Comprising a range of matching wall and base level units, worktops and a one and half single drainer sink with a mixer tap over. Cookerpoint, built in extractor, space for appliance, radiator, coving to papered ceiling, door into understairs storage cupboard. Door and window through to the utility.

### Utility

Worktop, gas boiler servicing the hot water and central heating system, plumbing for a washing machine and space for a further appliance. Ceramic tiled flooring, coving to textured ceiling, UPVC double glazed window to the rear. Half glazed stable door into the rear garden and door into the bathroom.



## Bathroom

Comprising a three piece suite to include a bath with mixer tap over and shower attachment, a wash hand basin with mixer tap over and tiled splashback, WC. Radiator, coving to smooth ceiling and a patterned UPVC double glazed window to the rear.

## First Floor Landing

Textured ceiling with loft access and doors off onto bedrooms.

## Bedroom One

Radiator, door into storage cupboard (with shelving and UPVC window to the front), range of fitted wardrobes with mirrored sliding doors, textured ceiling and two UPVC double glazed windows to the front.

## Bedroom Two

Radiator, coving to textured ceiling and UPVC double glazed window to the rear.

## Bedroom Three

Radiator, coving to papered ceiling and UPVC double glazed window to the rear.

## Outside

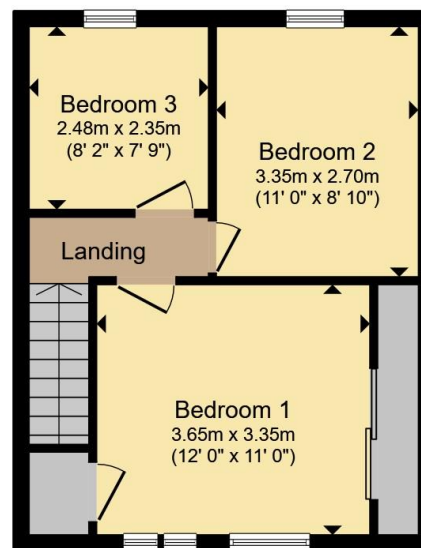
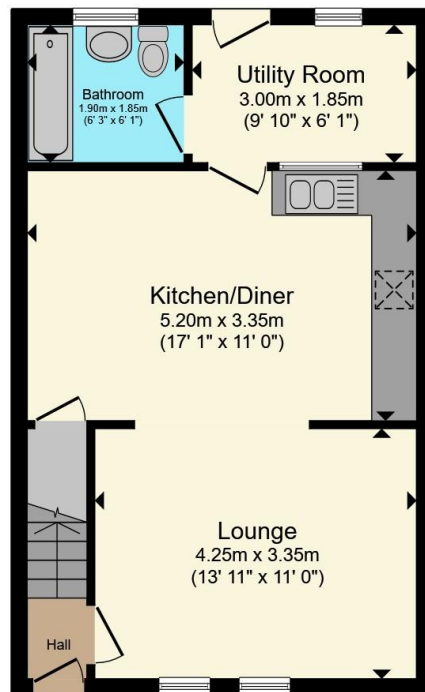
To the front of the property there is a gravel ornamental garden with a paved path leading to the front door. To the side of the property there is a walkway leading to gated access to the rear garden.

The rear garden is laid to lawn with a paved patio area. Glass greenhouse, timber built shed and the garden is surrounded by a timber built fence.









**Ground Floor**

**First Floor**

Total floor area 80.9 m<sup>2</sup> (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax  
Band: A

Tenure: Freehold

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