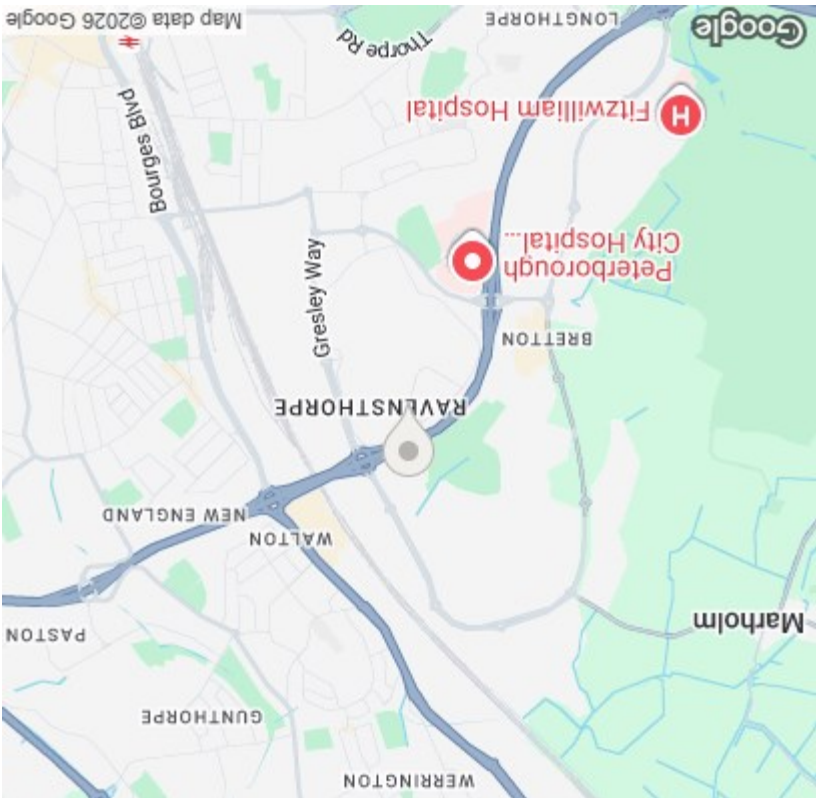


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Floor Plan



Willonholt

Ravensthorpe, Peterborough, PE3 7LT

Guide Price £210,000 - £220,000

***NOT YOUR AVERAGE THREE BEDROOM HOUSE IN RAVENSTHORPE!** City and County are pleased to market this immaculate three-bedroom, mid-terrace property located in a quiet Cul-de-Sac in Ravensthorpe, Peterborough. Offering beautiful condition throughout, within walking distance to Peterborough City Hospital and easy access to the A47, this property is the ideal purchase for a first-time buyer or family home.

Briefly comprising, entrance hall, downstairs W/C, Utility Room, and a dual aspect lounge with French doors leading to the conservatory. There is a spacious kitchen/diner with space for a washing machine, integrated oven with a four-ring gas hob with an extractor over. French doors providing further access to the large conservatory. Upstairs benefits from three bedrooms, two of which are doubles, one generous single. There is a beautiful family bathroom that is fitted with a three-piece suite comprising a W/C, wash hand basin and a bath with a shower over. To the rear, there is a good sized enclosed low maintenance garden, which is laid with gravel and patio areas. To the front, there is access to the public footpath. Please call today for a viewing to fully appreciate all that this home has to offer.

Entrance Hall
222 x 276 (7'3" x 9'0")

Lounge
294 x 543 (9'7" x 17'9")

Conservatory
751 x 275 (24'7" x 9'0")

Kitchen Diner
501 x 262 (16'5" x 8'7")

Utility Room
1.84 x 1.46 (6'0" x 4'9")

WC
1.50 x 1.28 (4'11" x 4'2")

Landing
293 x 096 (9'7" x 3'1")

Master Bedroom
260 x 475 (8'6" x 15'7")

Bedroom Two
368 x 277 (12'0" x 9'1")

Bathroom
1.95 x 1.68 (6'4" x 5'6")

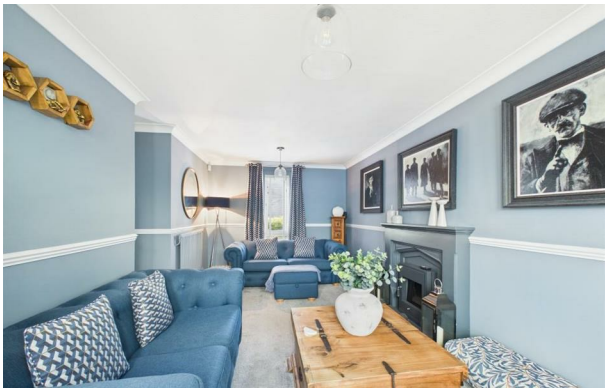
Bedroom Three
1.72 x 3.71 (5'7" x 12'2")

EPC - D
58/80

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: 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: 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: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: FttP
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

