



Chestnut Avenue, PETERBOROUGH PE1 4PE

welcome to

Chestnut Avenue, PETERBOROUGH

Conveniently located close to local amenities, schools, transport links, and Peterborough City Centre, this fantastic home combines comfort, practicality, and location in equal measure.



Nestled in a popular residential location, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living accommodation, making it an ideal purchase for growing families.

The property has been maintained to a good standard throughout and boasts two generous reception rooms with extended dining room, providing plenty of space for both relaxing and entertaining. The well-proportioned accommodation creates a warm and welcoming atmosphere, perfect for modern family living.

Upstairs, you'll find three well-sized bedrooms along with a family bathroom and an added bonus of a wet room as well, while outside the property benefits from a private driveway providing off-road parking and a decent-sized rear garden, offering an excellent space for children to play, outdoor dining, or simply enjoying the warmer months.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Chestnut Avenue, PETERBOROUGH

- Three-bedroom
- Semi-detached
- Two spacious reception rooms
- Driveway
- Generous rear garden
- Popular residential location
- Close to local amenities and transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PCG123982 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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