

Connells

Atherstone Avenue
Peterborough

Atherstone Avenue
Peterborough PE3 9UJ

for sale
£275,000







Property Description

A spacious three-bedroom semi-detached home situated in the popular Atherstone area of Peterborough. Offering excellent potential throughout, this property presents a fantastic opportunity for investors, developers, or buyers looking to create their ideal family home. Requiring full modernisation, the property is offered with plenty of scope to add value and personalise to individual tastes.

Internally, the property comprises a generous front-facing lounge providing ample space for a range of furnishings. To the rear is a separate dining room alongside a kitchen, creating a practical layout with excellent potential for reconfiguration or improvement, subject to any necessary consents.

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom enjoys pleasant views over the rear garden, while the second bedroom benefits from built-in wardrobes. Completing the first floor is the family bathroom, fitted with a bath and shower combination, wash hand basin, and WC.

Externally, the property offers front and rear gardens, with the rear providing a private outdoor space that could be transformed into an attractive area for entertaining or relaxing.

Located within easy reach of local amenities, schools, and transport links, this property offers an exciting renovation opportunity in a sought-after residential location. Early viewings are highly recommended to appreciate the potential on offer.

Agent Note

'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.'

Entrance Hall

Lounge
13' 4" x 12' 2" (4.06m x 3.71m)
Window to the front, open plan to dining room, stairs to first floor.

Dining Room
8' 11" x 8' 9" (2.72m x 2.67m)
Two windows to the rear, door to rear.

Kitchen
9' 1" x 9' (2.77m x 2.74m)
Window to the rear, door to lounge, door to side.

First Floor Landing

Window to the side and airing cupboard.

Bedroom One
11' 3" x 9' 5" (3.43m x 2.87m)
Window to rear and storage cupboard.

Bedroom Two
10' x 9' 5" (3.05m x 2.87m)
Window to the front, built in wardrobes.

Bedroom Three
8' 1" x 6' 3" (2.46m x 1.91m)
Window to the front.

Bathroom

Window to the rear, bath, WC, wash hand basin.

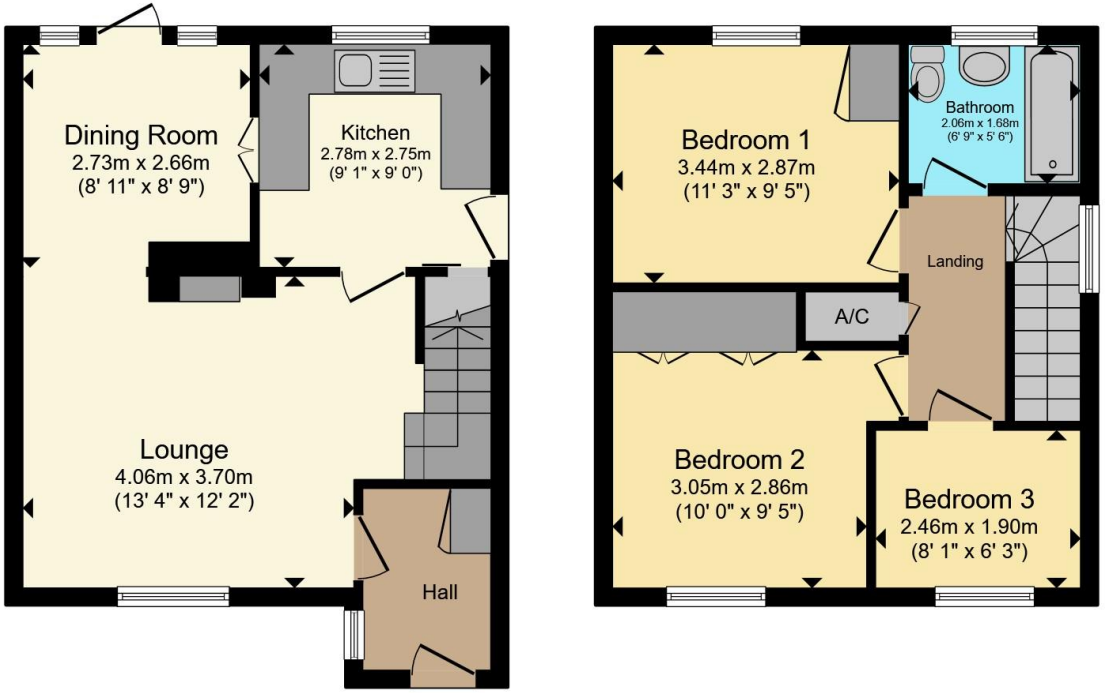
Outside

Rear Garden

Front







Ground Floor **First Floor**





Total floor area 74.8 m² (805 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

Connells

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/PBO313139

Tenure: Freehold

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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