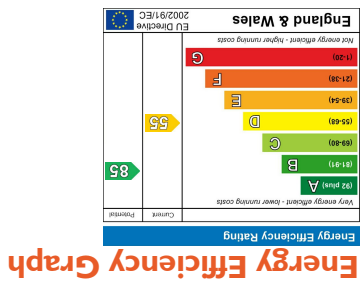


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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



Conway Avenue

Walton, Peterborough, PE4 6JD

Offers In The Region Of £200,000 - Freehold , Tax Band - A



# Conway Avenue

Walton, Peterborough, PE4 6JD

This attractive home on Conway Avenue in Walton, Peterborough, is an ideal first-time buy or investment, following an extensive scheme of refurbishment works in its current period of ownership. Featuring a welcoming hallway, spacious living room, modern kitchen with Quartz worktops, two double bedrooms and a family bathroom. Outside, it offers a driveway to the front and a generous side and rear garden.

This beautifully presented home, situated on the sought-after Conway Avenue in Walton, Peterborough, represents an excellent opportunity for first-time buyers or investors alike. The property has undergone an extensive programme of refurbishment during its current period of ownership, resulting in a stylish and contemporary living space that blends comfort with practicality. Upon entering, you are greeted by a welcoming hallway that leads through to a bright and generously proportioned living room, ideal for relaxing or entertaining guests. The modern kitchen has been thoughtfully designed and fitted with high-quality Quartz worktops and a range of sleek units and integrated appliances, creating a functional yet elegant cooking environment. Upstairs, the property boasts two well-sized double bedrooms, each offering ample natural light and space for furnishings, alongside a tastefully appointed family bathroom complete with modern fixtures and fittings. Externally, the home benefits from a private driveway providing off-road parking to the front, while to the side and rear lies a substantial enclosed garden — perfect for outdoor dining, gardening, or simply enjoying the sunshine in a peaceful setting. This delightful property combines modern style, practicality, and charm, making it a truly desirable home in a popular residential location.

**Entrance Hall**  
1.38 x 1.39 (4'6" x 4'6")

**Living Room**  
2.61 x 6.04 (8'6" x 19'9")

**Kitchen Diner**  
3.05 x 4.53 (10'0" x 14'10")

**Landing**  
1.86 x 1.64 (6'1" x 5'4")

**Master Bedroom**  
4.21 x 2.89 (13'9" x 9'5")

**Bathroom**  
2.47 x 1.46 (8'1" x 4'9")

**Bedroom Two**  
3.16 x 3.14 (10'4" x 10'3")

**EPC - D**  
55/85

**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: 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: Driveway Private, Off Street Parking  
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 - Excellent, Three - Excellent, Vodafone - Excellent

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**

