



35 Willonholt, Peterborough
£190,000

 **NEWTON FALLOWELL**

35 Willonholt

Ravensthorpe, Peterborough

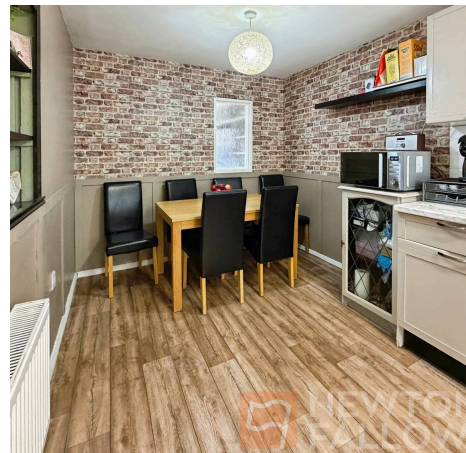
This end of terraced family home offers THREE DOUBLE BEDROOMS, a well-proportioned lounge, kitchen diner, family bathroom & WC whilst outside offering a SOUTHFACING REAR GARDEN and a DETACHED GARAGE. Upon entering the property, you are greeted by a welcoming hallway that provides access to the useful downstairs WC, spacious lounge spanning across the rear of the home with ample living space and rear garden access, kitchen diner with modern cabinetry, integrated appliances, and plenty of room for a dining table. Upstairs, the property boasts three double bedrooms, each with sufficient space for wardrobes and additional furnishings, ensuring flexibility for growing families or those seeking a home office or guest room. The family bathroom is tastefully appointed with a contemporary suite, including a bath with shower over, wash basin, and WC, complemented by stylish tiling and practical storage solutions. Outside the property hosts a low maintenance south facing rear garden offering both patio and decking seating space.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

Lounge

18' 0" x 10' 11" (5.49m x 3.34m)

Kitchen / diner

16' 6" x 8' 0" (5.03m x 2.44m)

Wc

Landing

Bedroom 1

11' 0" x 10' 0" (3.36m x 3.04m)

Bedroom 2

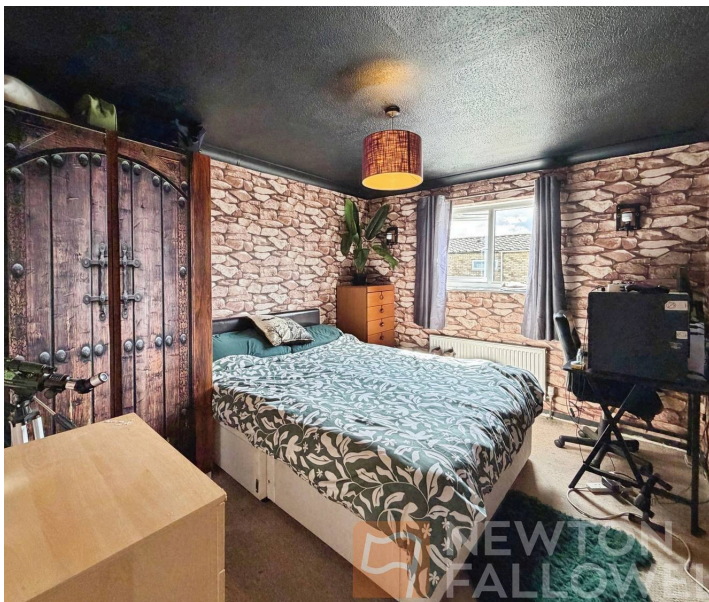
10' 11" x 10' 0" (3.34m x 3.04m)

Bedroom 3

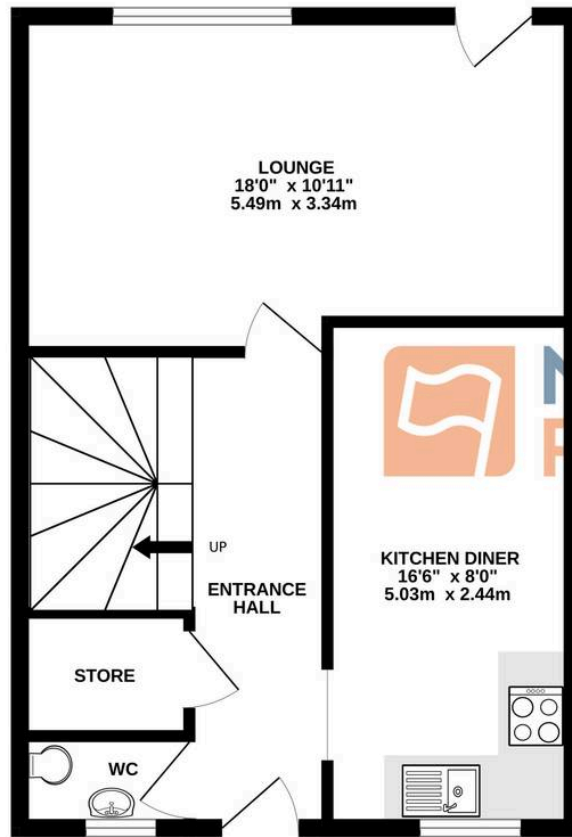
16' 6" x 8' 1" (5.03m x 2.46m)

Bathroom

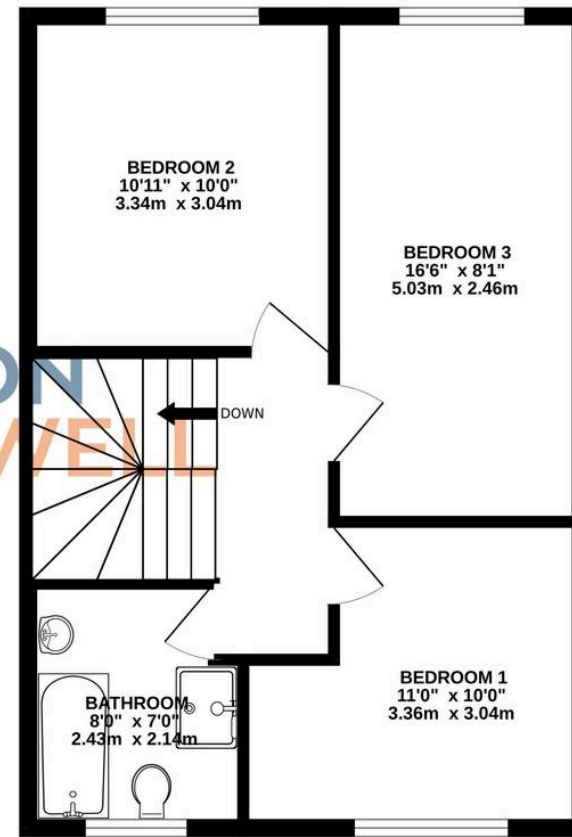
8' 0" x 7' 0" (2.43m x 2.14m)



GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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