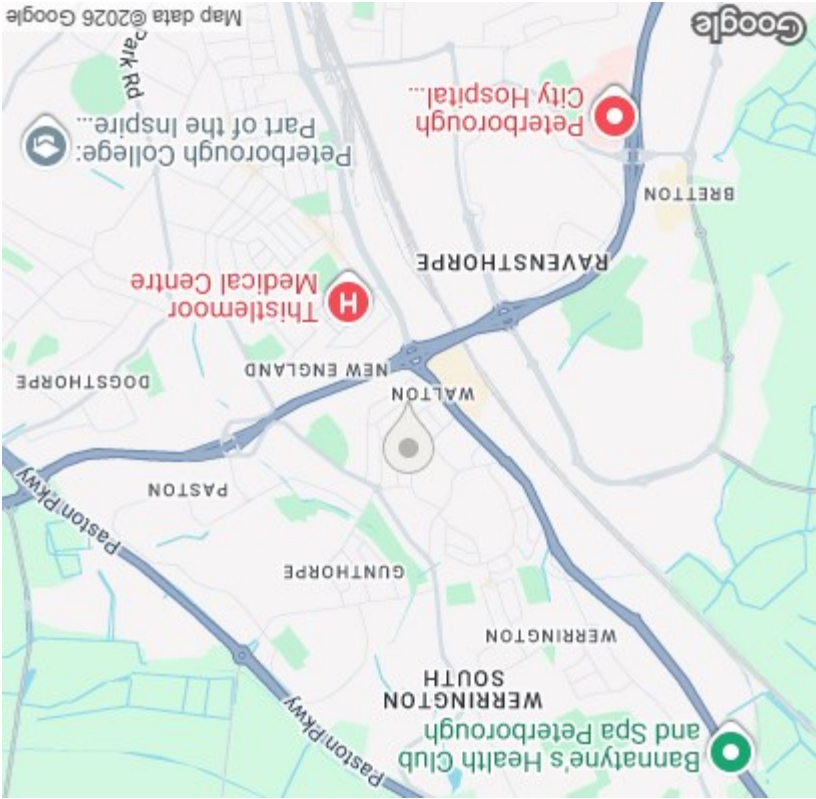


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 Rating	
Current Rating	Minimum Rating
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs
 Any energy efficient lower rating costs
 87
 58

Energy Efficiency Graph



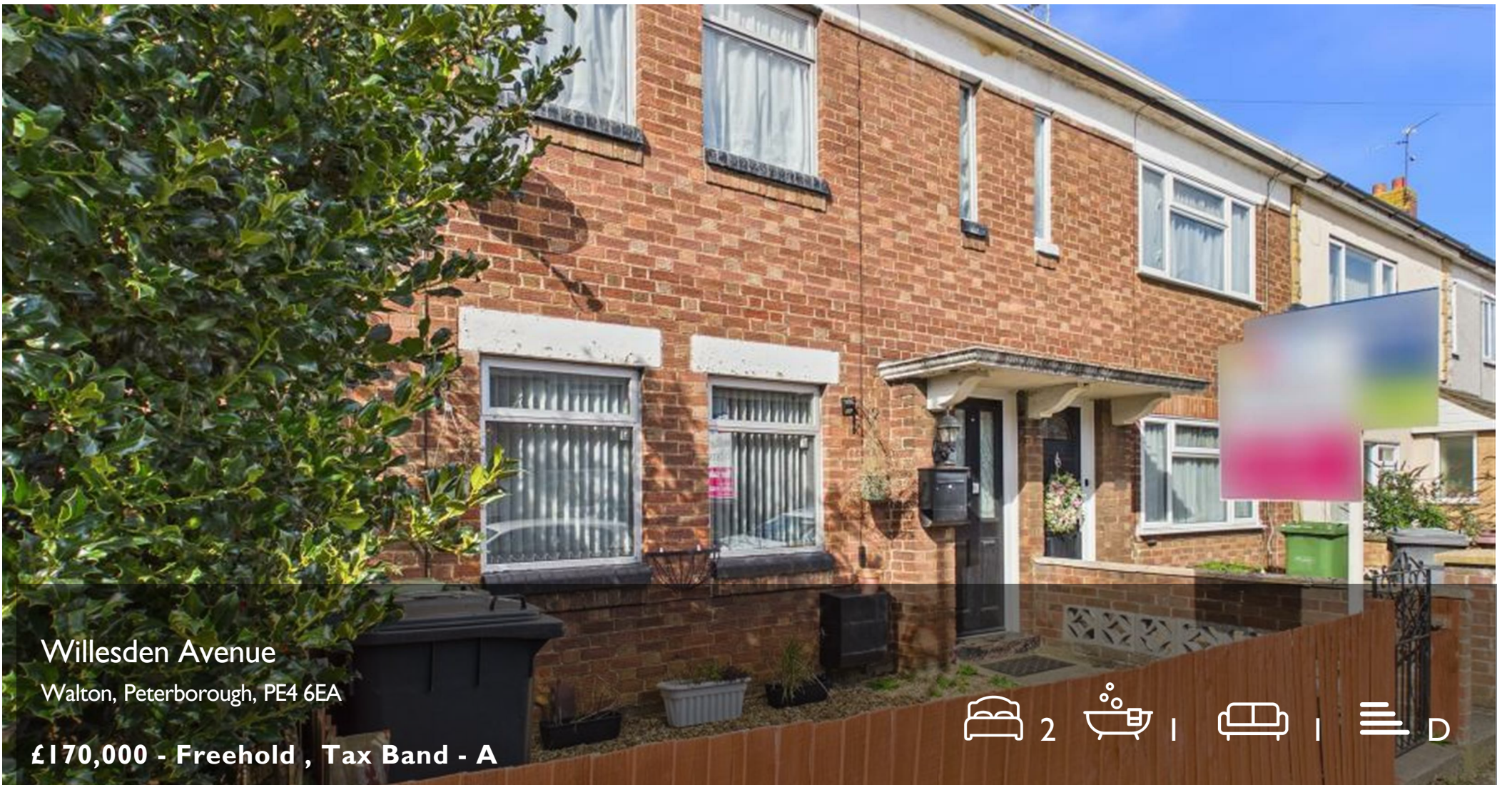
Area Map



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



Willesden Avenue
 Walton, Peterborough, PE4 6EA

£170,000 - Freehold , Tax Band - A



Willesden Avenue

Walton, Peterborough, PE4 6EA

Located on Willesden Avenue in the popular Walton area of Peterborough, this spacious mid-terraced home offers an excellent opportunity for first-time buyers or investors alike. The property provides well-proportioned living accommodation across two floors, including a bright living room, a generous kitchen, and a versatile sunroom overlooking the garden. Upstairs, there are two comfortable bedrooms and a family bathroom, while outside the home benefits from a particularly large lawned rear garden. Conveniently positioned close to local amenities, the property is also within easy reach of Brotherhood Shopping Park and the city centre, making it a practical and appealing home in a well-connected location.

Situated on the ever-popular Willesden Avenue in the Walton area of Peterborough, this spacious mid-terraced home presents an excellent opportunity for first-time buyers or investors seeking a well-located property with generous living space and a substantial rear garden. The accommodation begins with the entrance hallway which provides access into the main living areas and staircase to the first floor. To the front of the home is a bright and welcoming living room, offering a comfortable space for relaxing or entertaining with natural light flowing through the front windows. Moving through the property, the hallway opens into a well-proportioned kitchen positioned at the rear, providing ample worktop and storage space along with room for appliances and everyday dining. From the kitchen, the home continues into a versatile sunroom which overlooks the rear garden and creates an additional reception space ideal for use as a dining area, family room, or home office while enjoying views across the outdoor space. The rear garden itself is a particularly impressive feature of the property, being mainly laid to lawn and offering significant depth, making it ideal for outdoor entertaining, gardening, or future landscaping potential. Returning inside and heading upstairs, the first floor landing connects the sleeping accommodation and family bathroom. The property offers two well-proportioned bedrooms, including a generous principal bedroom that provides plenty of space for bedroom furniture and storage, alongside a further bedroom that would suit use as a guest room, nursery, or study. Completing the first floor is the bathroom, fitted with essential sanitary ware and conveniently positioned to serve both bedrooms. The property's location is another major advantage, sitting within easy reach of local amenities, transport links and green spaces, while also being just a short distance from Brotherhood Shopping Park, which offers a wide selection of retail stores, supermarkets and dining options, and the vibrant centre of Peterborough itself, making this a well-rounded home combining practical living space, a large garden and excellent convenience.

- Entrance Hall**
0.81 x 0.86 (2'7" x 2'9")
- Living Room**
4.23 x 3.32 (13'11" x 10'10")
- Kitchen Diner**
5.19 x 3.32 (17'0" x 10'10")
- Lean To**
3.43 x 2.95 (11'3" x 9'8")
- Landing**
2.35 x 0.75 (7'8" x 2'5")
- Master Bedroom**
4.25 x 3.36 (13'11" x 11'0")
- Bathroom**
2.34 x 2.46 (7'8" x 8'0")



Bedroom Two
2.72 x 3.33 (8'11" x 10'11")

EPC - D
58/87

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: Street Parking - Permit NOT Required
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable, FttP
 Internet Speed: TBC
 Mobile Coverage: TBC



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.