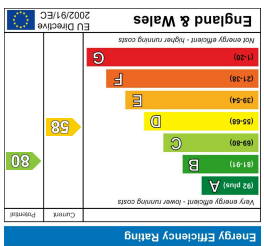
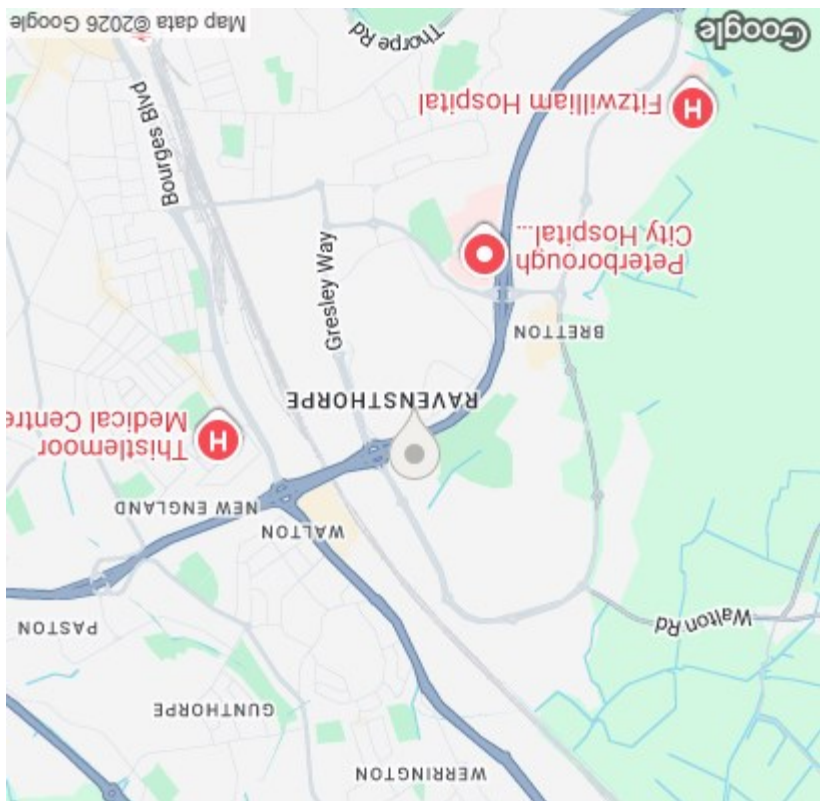


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



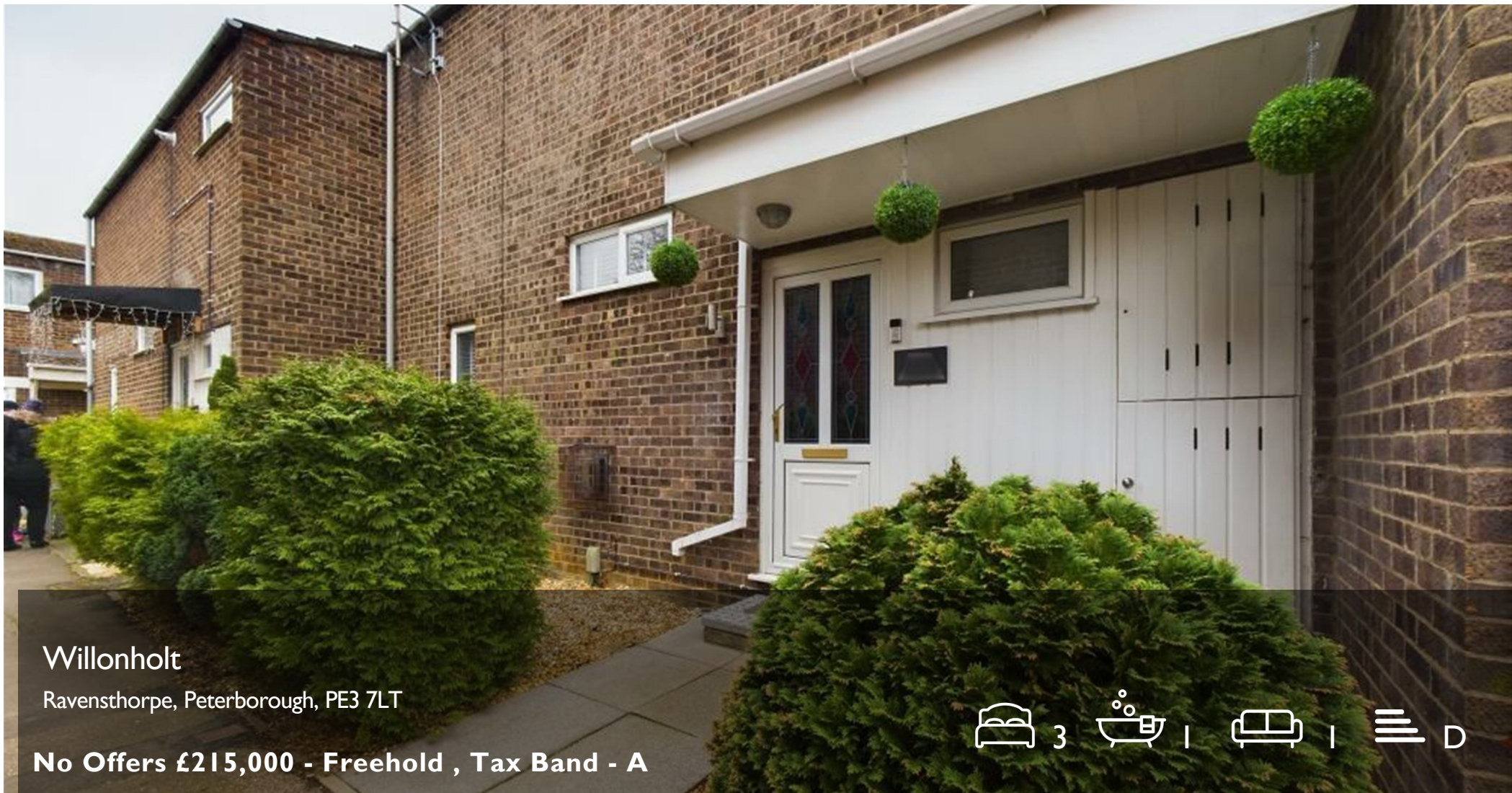
Area Map



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



Willenholt

Ravensthorpe, Peterborough, PE3 7LT

No Offers £215,000 - Freehold , Tax Band - A



# Willonholt

## Ravensthorpe, Peterborough, PE3 7LT

City and County are pleased to market this immaculate three-bedroom, mid-terrace property located in a quiet Cul-de-Sac in Ravensthorpe, Peterborough. Offering beautiful condition throughout, within walking distance to Peterborough City Hospital and easy access to the A47, this property is the ideal purchase for a first-time buyer or family home.

Briefly comprising, entrance hall, downstairs WC, Utility Room, and a dual aspect lounge with French doors leading to the conservatory. There is a spacious kitchen/diner with space for a washing machine, integrated oven with a four-ring gas hob with an extractor over. French doors providing further access to the large conservatory. Upstairs benefits from three bedrooms, two of which are doubles, one generous single. There is a beautiful family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin and a bath with a shower over. To the rear, there is a good sized enclosed low maintenance garden, which is laid with gravel and patio areas. To the front, there is access to the public footpath. Please call today for a viewing to fully appreciate all that this home has to offer.

**Entrance Hall**  
2.22 x 2.76 (7'3" x 9'0")

**Lounge**  
2.94 x 5.43 (9'7" x 17'9")

**Conservatory**  
7.51 x 2.75 (24'7" x 9'0")

**Kitchen Diner**  
5.01 x 2.62 (16'5" x 8'7")

**Utility Room**  
1.84 x 1.46 (6'0" x 4'9")

**WC**  
1.50 x 1.28 (4'11" x 4'2")

**Landing**  
2.93 x 0.96 (9'7" x 3'1")

**Master Bedroom**  
2.60 x 4.75 (8'6" x 15'7")

**Bedroom Two**  
3.68 x 2.77 (12'0" x 9'1")

**Bathroom**  
1.95 x 1.68 (6'4" x 5'6")

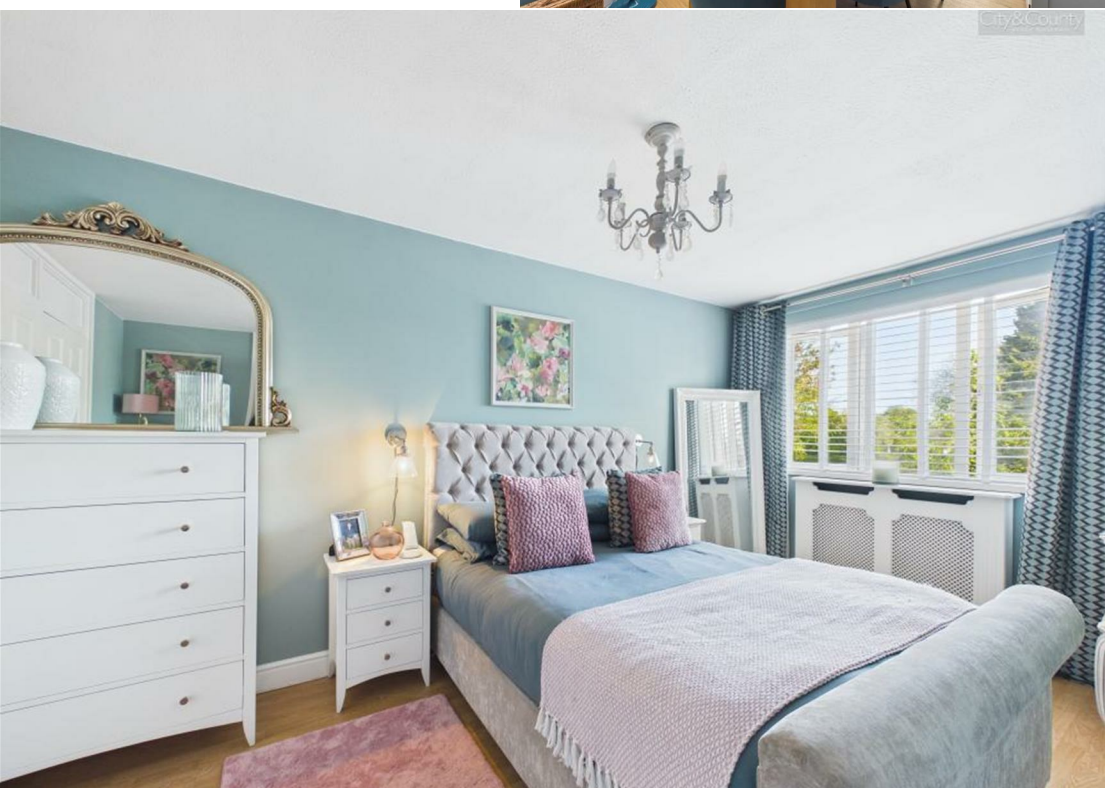
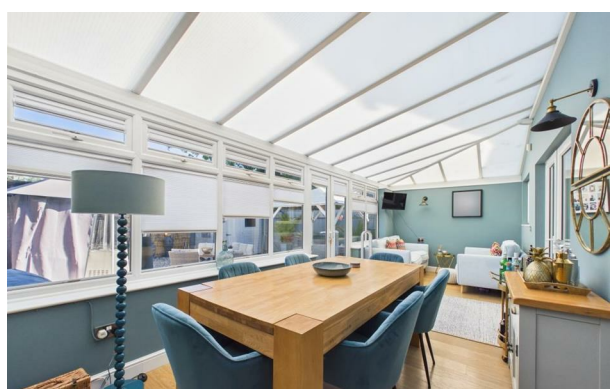
**Bedroom Three**  
1.72 x 3.71 (5'7" x 12'2")

**EPC - D**  
58/80

**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: 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: Communal Car Park No Allocated Space  
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 - Great, Three - Excellent, Vodafone - Great

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.

