

# **For Sale**

## **3 Bedrooms End Of Terrace**

### **Willesden Avenue, Walton, PE4 6EA**

Established 1930 three bedrooms end of terrace home offered with NO forward chain, consist of entrance porch, lounge, fitted kitchen diner and downstairs bathroom. Benefits from gas heating and Upvc double glazing. Enclosed particularly good size rear garden and exceptionally low maintenance front garden. Easy access to amenities and Brotherhood retail park. No chain. Viewing is very highly recommended. Online viewings and virtual tour available at [www.homesabout.co.uk](http://www.homesabout.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk)



Double Glazed \* Fitted Kitchen \* Gas Central Heating \* Enclosed Garden \* On Street Parking \* Good Condition

**Asking price of £159,950 freehold**

Homesabout Estate Agents & Lettings Ltd  
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<b>Entrance porch Lounge</b>	Textured ceiling. Stairs to first floor, door to: <i>12'8" x 10'9" (3.86m x 3.28m)</i> Coved to textured ceiling. Feature open flue fireplace (Bow Caped and not in use) bow Upvc double glazed Georgian style window to front. Television point and door to:
<b>Kitchen diner</b>	<i>17'10" x 10'11" (5.44m x 3.33m)</i> Fitted a range of wall and base units with complementary work surface over, plumbing and space for washing machine, space for small fridge, stainless steel drainer with mixer tap over. Under stairs storage cupboard. Upvc double glazed window to rear. Tiled flooring.
<b>Dining area Bathroom</b>	Dining area has a laminate flooring with Upvc double glazed door to garden and door to: Fitted three-piece suite comprising of panelled bath with shower over, closed coupled WC and vanity unit. Heated towel rail. Tiled flooring and Obscure Upvc double glazed window to rear.
<b>Landing Master bedroom</b>	Access to loft and doors to bedrooms <i>14'10" x 9'0" (4.52m x 2.74m)</i> Textured ceiling. Single radiator. Upvc double glazed window to front. Feature original cast iron fireplace (not tested). Single built-in wardrobe.
<b>Bedroom two</b>	<i>10'9" x 8'9" (3.28m x 2.67m)</i> Textured ceiling. Picture rail. Single radiator. Upvc double glazed window to rear.
<b>Bedroom three</b>	<i>8'1" x 7'8" (2.46m x 2.34m)</i> Textured ceiling. Single radiator. Upvc double glazed window to rear.
<b>Outside Rear garden Front garden On street parking</b>	Enclosed by fence, mainly laid to lawn. Paved patio area. Access gate to front. Low maintenance.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	<b>88</b>
<b>73</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

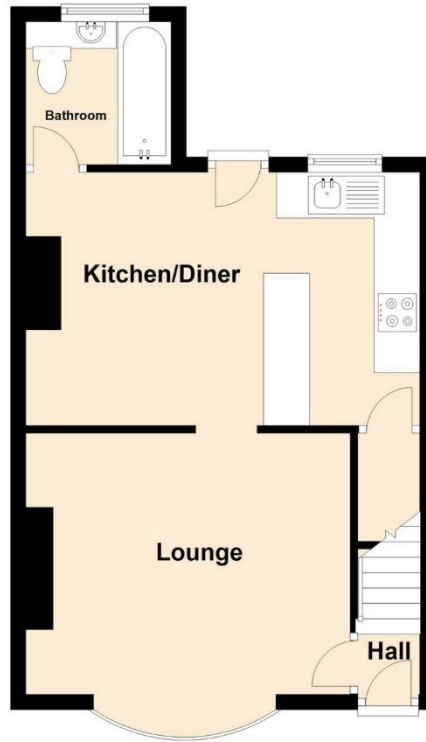
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD  
 OPENING HOURS: 9.00 to 17:30 Mon to Fri, 9:00 to 13:30 Saturdays, Closed Sundays & Bank Holidays,  
 Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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### Ground Floor



### First Floor

