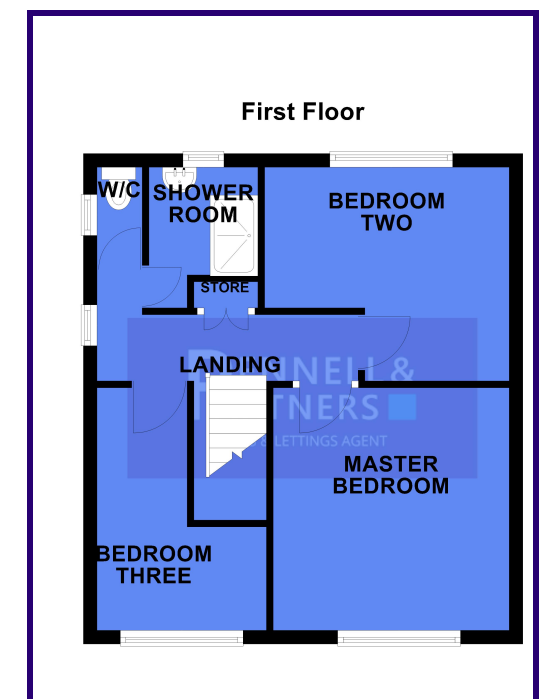
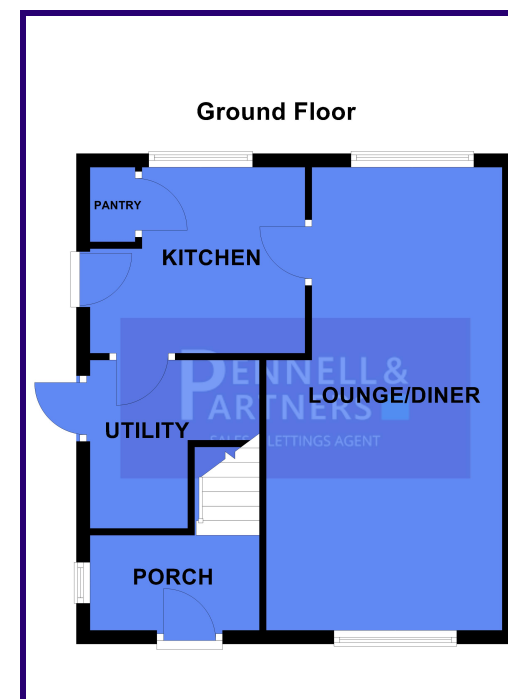




10 WILLOW AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 4LX

£220,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

On entering the property, you are welcomed into a large and inviting entrance hall, setting the tone for the amount of space this home has to offer.

From here, a door leads into the impressive lounge/diner—a bright and spacious room that spans the length of the home. With plenty of flexibility for furniture layout, this room offers the ideal space for both relaxation and entertaining.

The kitchen is accessed directly from the lounge and is well proportioned, offering ample worktop space, cupboards and storage.

Adjacent to the kitchen is a handy utility/storage area, complete with plumbing for white goods and home to the recently installed new boiler—a practical addition that ensures efficient living.

Heading upstairs, the property continues to impress with three good-sized bedrooms, making it perfect for families or those needing additional space for an office or guest room.

The family bathroom is accompanied by a separate WC, offering convenience for busy households.

Externally, the property enjoys a well-established front garden, enclosed by a traditional low wall, giving the home a charming kerb appeal.

A side access gate leads through to the enclosed rear garden, which is mainly laid to lawn with established growing areas, a useful shed, and a central pathway.

This outdoor space is private, practical, and ready to be enjoyed or landscaped further by its new owners.

Situated in a sought-after part of Peterborough, the home benefits from excellent local amenities, schools, and transport links, as well as easy access into the city centre.

In summary, this is a spacious and versatile home with endless potential—whether you’re a first-time buyer eager to step onto the property ladder, a family looking for room to grow, or an investor searching for a solid opportunity.

EPC Rating:



GROUND FLOOR

ENTRANCE HALL

2.483m x 1.393m (8' 2" x 4' 7")

LOUNGE/DINER

6.784m x 3.459m (22' 3" x 11' 4")

KITCHEN

3.134m x 2.700m (10' 3" x 8' 10")

PANTRY

UTILITY ROOM

2.512m x 2.456m (8' 3" x 8' 1")

FIRST FLOOR

MASTER BEDROOM

3.464m x 3.553m (11' 4" x 11' 8")

BEDROOM TWO

3.592m x 3.123m (11' 9" x 10' 3") MAX

BEDROOM THREE

2.482m x 3.493m (8' 2" x 11' 6") MAX

SHOWER ROOM

WALK IN SHOWER
WASH HAND BASIN

TOILET

0.775m x 1.401m (2' 7" x 4' 7") W/C

OUTSIDE

FRONT GARDEN
WALLED WITH GATE ACCESS
BORDERS
PLANTS AND SHRUBS
LAID TO LAWN
ACCESS TO REAR OF PROPERTY

BACK GARDEN
ENCLOSED BY FENCING.
GARDEN SHED
BORDERS WITH TREES AND SHRUBS
LAID TO LAWN