



86 CORONATION AVENUE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1XE

£240,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

\*\*GUIDE PRICE £240,000 - £250,000 \*\*

Looking for a spacious family home with room to grow? This three/four bed semi-detached on Coronation Avenue might just be the one.

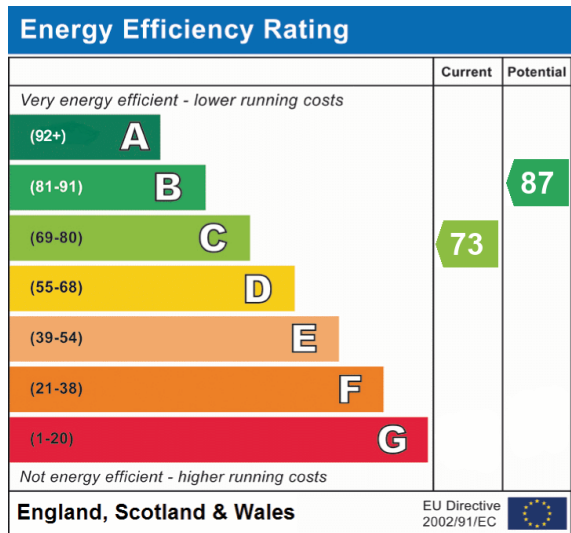
Step inside and you'll find a bright and airy open-plan kitchen/diner flowing into the lounge – perfect for family life or entertaining friends. There are two further reception rooms on the ground floor too, giving you loads of flexibility – think home office, snug, playroom... or even a fourth bedroom if you need it. You've also got a handy utility room tucked away.

Upstairs you'll find three good-sized bedrooms and the family bathroom.

Outside, the rear garden is large, private, and ready to be enjoyed – whether you're into barbecues, football kickabouts, or just relaxing in the sun. To the front, the garden is laid to gravel with plenty of space to park multiple cars.

A great home with plenty of room to grow into – and with the flexible layout, you can make it work just how you want.

EPC Rating: C (73)



GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINER

5.33m x 7.13m (17' 6" x 23' 5")

LOUNGE

4.8m x 3.75m (15' 9" x 12' 4")

WC

STUDY / RECEPTION ROOM

2.04m x 2.22m (6' 8" x 7' 3")

FURTHER STUDY

currently used as a dressing room

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

2.70m x 3.96m (8' 10" x 13' 0")

BEDROOM TWO

2.70m x 3.05m (8' 10" x 10' 0")

BEDROOM THREE

2.44m x 2.77m (8' 0" x 9' 1")