



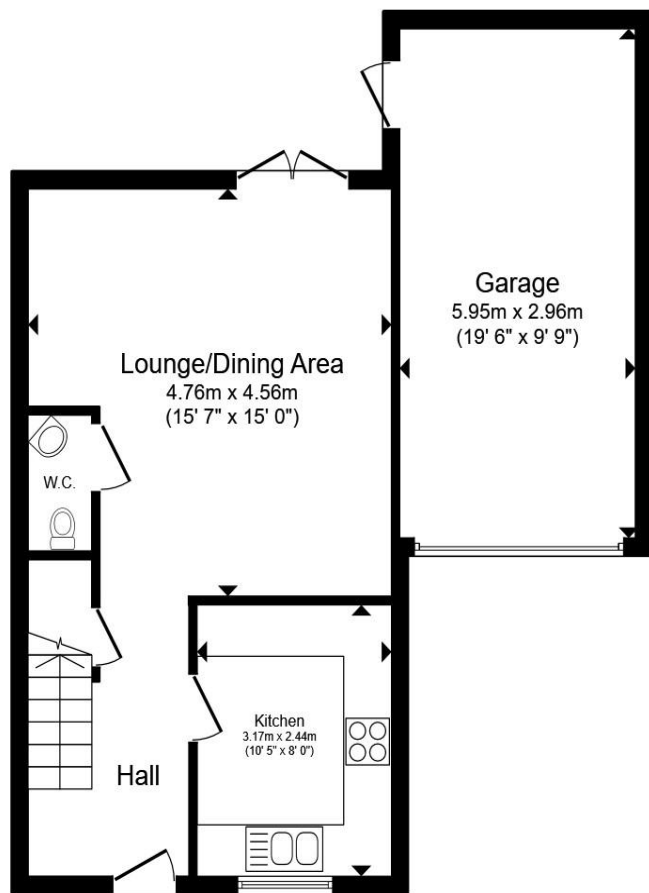
Violet Avenue, Whittlesey Peterborough PE7 2FQ

welcome to

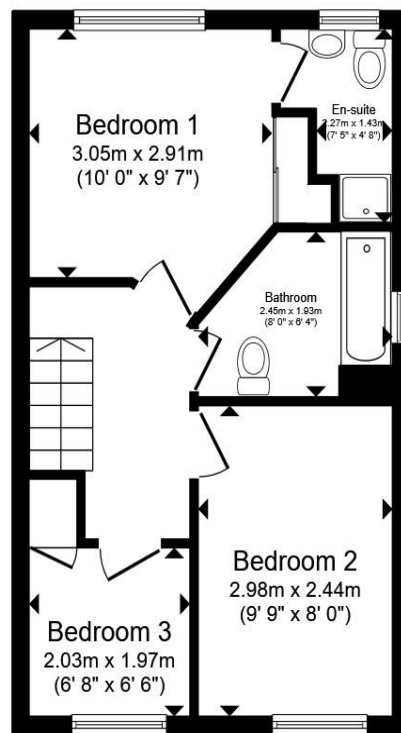
Violet Avenue, Whittlesey Peterborough

William H Brown is delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated within a popular residential area of the sought-after village of Whittlesey. Perfectly suited to first-time buyers, growing families, and investors alike, this modern and well-maintained property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a stylish kitchen, a convenient cloakroom/WC, and a generous lounge/dining area – an ideal space for relaxing or entertaining family and friends. Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom serving the remaining bedrooms. Externally, the home benefits from a private driveway and garage, providing ample parking and storage, while the enclosed rear garden offers a wonderful space to enjoy outdoor living, whether it's summer barbecues, family time, or simply unwinding after a long day. Modern, move-in ready, and located within a quiet residential development, this fantastic home enjoys all the benefits of village life. Whittlesey offers an excellent range of local amenities, including well-regarded schools, medical facilities, supermarkets, independent shops, cafés and leisure opportunities, all within easy reach.





Ground Floor



First Floor

Total floor area 91.2 m² (982 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall

Kitchen

Lounge/Diner

WC

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Violet Avenue, Whittlesey Peterborough

- SEMI-DETACHED HOME
- MODERN AND READY TO MOVE IN
- THREE BEDROOMS
- LOUNGE/DINER
- DOWNSTAIRS WC
- EN-SUITE TO THE MASTER
- GARAGE AND DRIVE
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105112



Property Ref:
FLE105112 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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