



PropertyLine



## 82 Chestnut Avenue

, Peterborough, PE1 4PB

Offers Over £200,000



Nestled on the charming Chestnut Avenue in Peterborough, this delightful two-bedroom house offers a wonderful opportunity for both first-time buyers and families alike. Built in 1955, the property spans an inviting 743 square feet and boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the generous garden, providing ample space for outdoor activities, gardening, or simply relaxing in the sun. The potential for extension allows you to tailor the property to your needs, making it an ideal choice for those looking to create their dream home. Convenience is key, as this residence is situated close to local schools and shops, ensuring that all your daily necessities are within easy reach. Additionally, the property benefits from off-road parking, a valuable asset in this bustling area.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are seeking a peaceful retreat or a family-friendly environment, this house on Chestnut Avenue is a fantastic opportunity not to be missed.



**Hallway 13'08 x 5'02 (4.17m x 1.57m)**

UPVC Door to front , L Shape hallway ,laminate flooring ,radiator, understairs cupboard, stairs leading to first floor ,doors leading to kitchen, lounge

**Kitchen 17'11 x 7'7 (5.46m x 2.31m )**

Upvc door and window to rear, L shaped kitchen, vinyl flooring, wall and base units, radiator, sink, freestanding cooker, space for washing machine, space for fridge freezer

**Lounge 13'11 x 13'05 (4.24m x 4.09m )**

Upvc window to front and rear, Upvc door leading into the garden, Carpet , Radiator

**Landing 5'06 x 5'11 (1.68m x 1.80m)**

Upvc window to front, Carpet, doors to all rooms

**Bedroom 1 12'04 x 16'10 (3.76m x 5.13m)**

UPVC Window to front and side , carpet, radiator, over stairs cupboard

**Bedroom 2 13'10 x 9'11 (4.22m x 3.02m)**

Upvc window to front and rear, carpet, radiator.

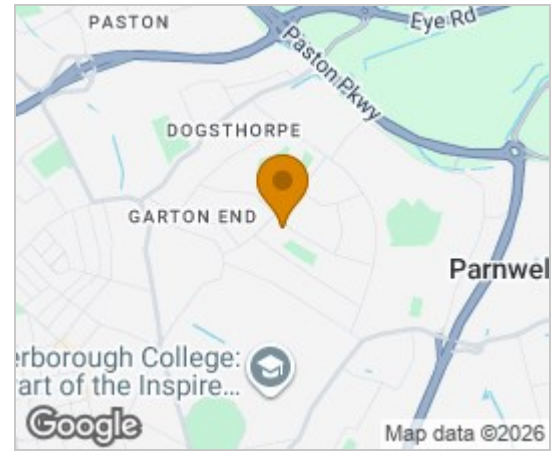
**Bathroom 9'11 x 8'00 (3.02m x 2.44m )**

Upvc window to rear, bath with shower over, wc, radiator,

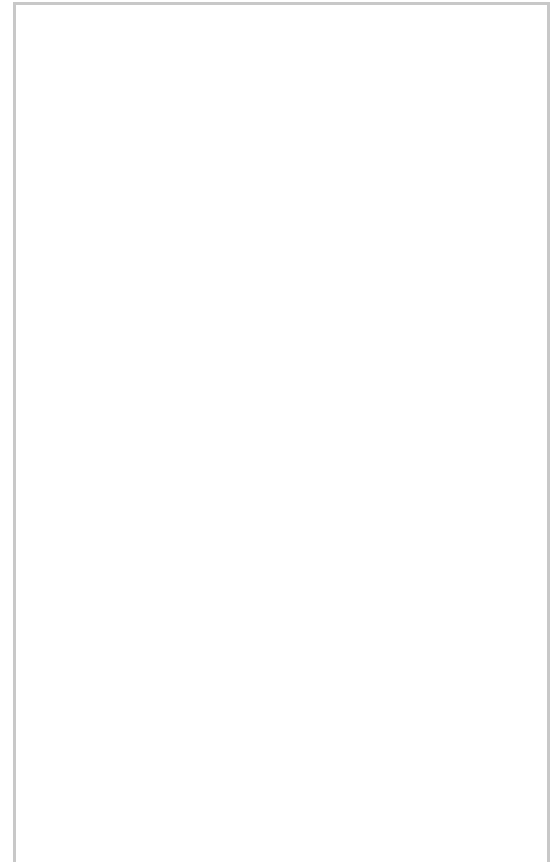
**Outside**

Front provides off road parking also small garden area  
Rear garden mainly laid to lawn , 2 storage sheds and also outside toilet, door to front drive way


**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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