



## 27 Violet Avenue Whittlesey Peterborough PE7 2FQ

£235,000

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A modern well presented end terraced home located in the popular Market Town Of Whittlesey. Accommodation offers three bedrooms, en suite to master, downstairs cloakroom and an impressive 4m x 3.6m kitchen diner with integrated appliances. An enclosed garden can be found to the rear with patio area and a driveway at the side leads to the single garage. \*\*\* AN IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance Hall 2.54m (8'4") x 1.60m (5'3") max

Kitchen/Dining Room 5.64m (18'6") x 3.53m (11'7") max

Lounge 5.64m (18'6") x 3.18m (10'5")

Cloakroom 1.86m (6'1") x 1.08m (3'6")

First Floor Landing

Bathroom 2.19m (7'2") x 1.97m (6'5")

Bedroom 1 3.57m (11'9") x 3.18m (10'5") max

En-suite 2.16m (7'1") x 1.44m (4'9")

Bedroom 2 3.70m (12'2") x 3.10m (10'2")

Bedroom 3 2.51m (8'3") max x 2.44m (8')

### OUTSIDE

Enclosed garden to rear with panelled fencing, paved patio seating area and gravelled low maintenance garden. Driveway to single garage.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 55520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

### Area Map



### Floor Plans



### Energy Efficiency Graph

