

Peterborough
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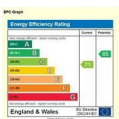
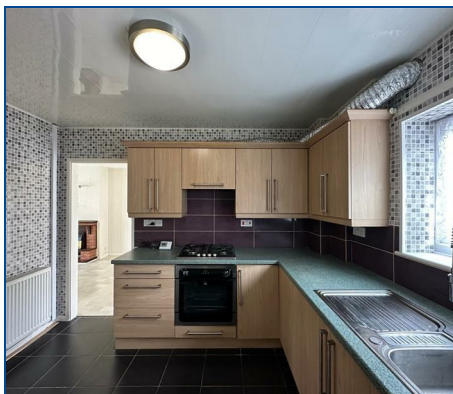
Eastern Avenue, Dogsthorpe, Peterborough, PE1 4PW
Price £275,000
Freehold

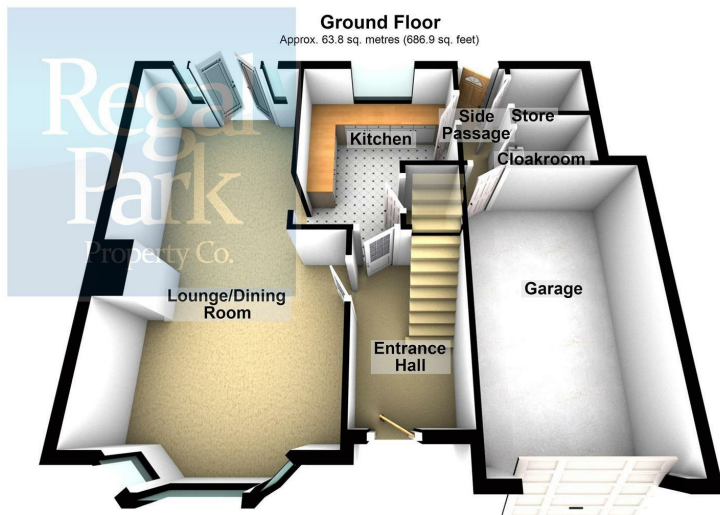
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Dogsthorpe. The property is situated close to local amenities and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, side lobby with Cloakroom and doors to Garden and Garage. The first floor has 3 Bedrooms and a Shower Room.

There is a Driveway providing off road parking and Single Garage and a good size rear garden.

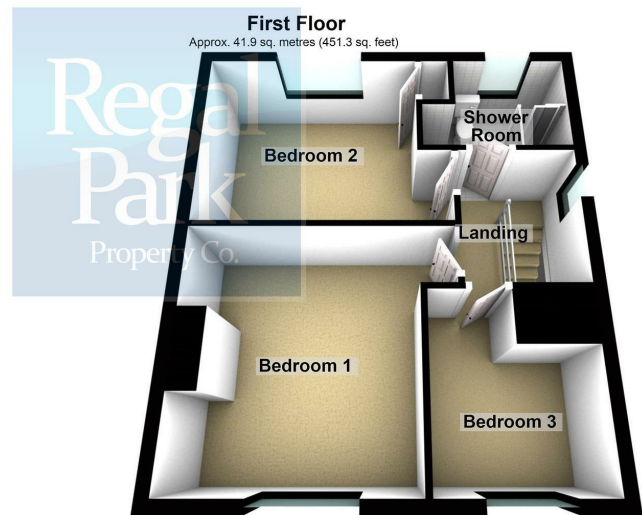
Viewings Highly Recommended.
No Chain.

EPC Rating: C





Ground Floor
Approx. 63.8 sq. metres (686.9 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.3 sq. feet)

Total area: approx. 105.7 sq. metres (1138.2 sq. feet)

Entrance Hall

Double radiator, laminate flooring, stairs, door to:

Lounge/Dining Room

22'10" x 13'4" max (6.96m x 4.06m max)

UPVC double glazed bay window to front, two uPVC double glazed windows to rear, gas fire, single radiator, double radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden, open to:

Kitchen

10'9" x 9'6" max (3.28m x 2.90m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, tiled flooring, under-stairs storage cupboard with space for fridge/freezer, obscure double glazed door to side.

Side Passage

Door to garden, door to Garage, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboards under and close coupled WC, fully tiled walls, tiled flooring.

Store

4'7" x 3'3" (1.40m x 0.99m)

Tiled flooring.

Landing

UPVC obscure double glazed window to side, fitted carpet.

Bedroom 1

12'6" x 11'6" max (3.81m x 3.51m max)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 2

9'11" x 13'2" max (3.02m x 4.01m max)

UPVC double glazed window to rear, radiator, fitted carpet, storage cupboard.

Bedroom 3

9'3" x 8'2" max (2.82m x 2.49m max)

UPVC double glazed window to front, radiator, fitted carpet.

Shower Room

Fitted with three piece suite comprising tiled double shower cubicle with fitted shower over, wash hand basin with cupboards under and close coupled WC, fully tiled walls, uPVC obscure double glazed window to rear, tiled flooring.

Outside

There is a block paved Driveway to the front providing off road parking, leading to an integral Single Garage with rear door, power and light connected.

The rear garden has a patio area, lawn, outside tap, outside lighting, shed, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.