



£375,000

Dogsthorpe Road, PETERBOROUGH, PE1



 6
Bedrooms

 6
Bathrooms

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

01733 942000



£375,000

Dogsthorpe Road, PETERBOROUGH, PE1



TURN KEY POTENTIAL HMO // BEING SOLD WITH NO CHAIN // EMPTY

Fantastic opportunity - 6 Bedroom, 6 Bathroom and 3 Kitchens

The home has an Entrance Hall with doors to Rooms 1 and Rooms 2 (Both with ensuites) and the KITCHEN/DINER. There is also Room 3 with Kitchenette with Ensuite

The first floor has 3 further rooms, all with ensuites with 1 having a kitchenette

Outside there is parking at the front and a rear garden

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Entrance Hall

With doors to all rooms and stairs to the first floor

Room 1 3.40m x 3.10m (11' 2" x 10' 2")

With Bay UPVC window to the front and radiator

Ensuite 1

Fitted with WC, Wash hand basin in vanity and shower. Part tiled walls and UPVC window

Room 2 3.90m x 2.90m (12' 10" x 9' 6")

With UPVC window to the rear and radiator

Ensuite 2

Fitted with WC, Wash hand basin in vanity and shower. Part tiled walls and UPVC window

Kitchen / Diner 5.60m x 3.50m (18' 4" x 11' 6")

Fitted base and wall units with worktops and sink, fitted range oven and space for appliances. UPVC window and door to the side

Room 3 6.30m x 2.40m (20' 8" x 7' 10")

With UPVC window to the side and rear and 2 radiators. Fitted base and wall units with worktops and sink with built in oven, hob and extractor

Ensuite 3

Fitted with WC, Wash hand basin in vanity and shower. Part tiled walls and UPVC window

First Floor

With doors to all rooms

Room 4 4.20m x 3.50m (13' 9" x 11' 6")

With UPVC window to the front and radiator. Fitted base and wall units with worktops and sink with built in oven, hob and extractor

Ensuite 4

Fitted with WC, Wash hand basin in vanity and shower. Part tiled walls and UPVC window

Room 5 3.30m x 3.00m (10' 10" x 9' 10")

With UPVC window to the rear and radiator

Ensuite 5

Fitted with WC, Wash hand basin in vanity and shower. Part tiled walls and UPVC window

Room 6 3.40m x 2.70m (11' 2" x 8' 10")

With UPVC window to the rear and radiator

Ensuite 6

Fitted with WC, Wash hand basin in vanity and shower. Part tiled walls and UPVC window

Outside

There is a block paved driveway at the front and gated access to the side leading to the enclosed rear garden with seating area

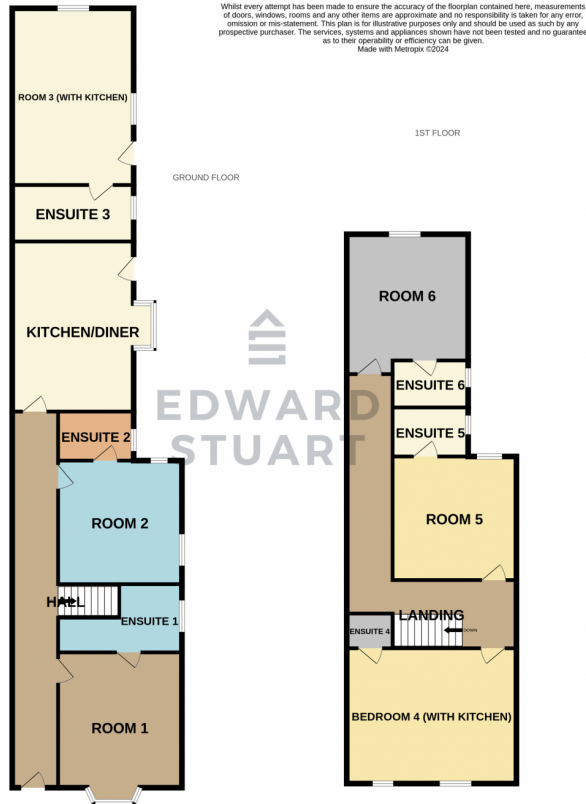
Agents Note

All rooms have ample plug sockets with USB points. Sunken Spotlights and UPVC windows The home has been re-decorated throughout



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Peterborough, PE1

