



42 Myrtle Avenue, PE1 4LR  
Offers in excess of £200,000



## Floor Plan



## Accommodation

Situated within the popular location in Dogsthorpe, Peterborough, is this established semi-detached family home which benefits from a re-fitted kitchen and family bathroom, and having off road parking, and in brief the property comprises. Front door leads into the entrance hall with stairs leading to the first floor & landing, from here, door leads into a generous sized lounge/diner, with dual aspect windows, laminate flooring, and fireplace surround housing a gas fire, from here, door leads into the re-fitted kitchen, which comprises with a range of wall & floor level units with worktop surfaces with tiled splashbacks, inset stainless steel single drainer sink unit with storage under, with a built in oven with fitted gas hob with extractor hood over, double glazed window overlooks the rear garden, large tiled flooring, door to the side provides access into the lean to with access to both front and rear gardens, an understairs store area and utility area. On the first floor, there is a built in cupboard, with doors leading to two double bedrooms, both having laminate flooring, and a re-fitted two piece family bathroom, and a separate WC. Outside to the front, driveway provides off road parking with access to the side leading to the rear garden. An enclosed garden, enclosed by mature hedging, and is mainly laid to lawn, an outside light and wooden garden shed.

Tenure: Freehold  
Council Tax Band: A

### Entrance Hall:

Lounge/Diner: 6.07m x 3.11m max (19'11" x 10'2")

Kitchen: 3.69m x 3.02m (12'1" x 9'11")

Store Room:

Utility Area: 1.77m x 1.55m (5'10" x 5'1")

First Floor & Landing:

Bedroom 1: 2.80m x 4.78m (9'2" x 15'8")

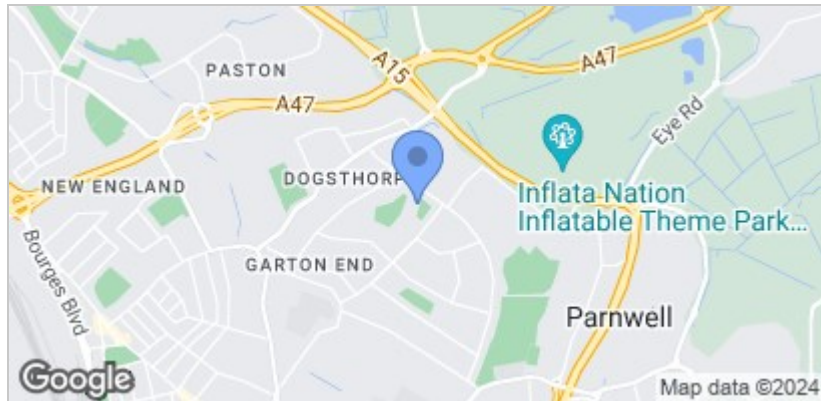
Bedroom 2: 3.17m x 3.18m (10'4" x 10'5")

Family Bathroom:

Cloakroom:



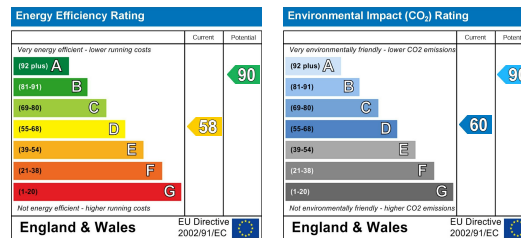
## Area Map



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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