



21 Dogsthorpe Road, Peterborough, PE1 3AD

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Semi-Detached Family Home
- TWO BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN
- Downstairs Family Bathroom
- PERMIT PARKING & WESTERLY-FACING REAR GARDEN
- RECENTLY RE-FITTED BOILER
- NO ONWARD CHAIN
- EPC Rating E
- Freehold

Guide Price £180,000 - £190,000





This TWO BEDROOM semi-detached house is being sold with NO ONWARD CHAIN and offers TWO RECEPTION ROOMS, a RECENTLY RE-FITTED BOILER and a WESTERLY-FACING REAR GARDEN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance porch, two reception rooms in the form of the lounge and dining room, kitchen, downstairs family bathroom, with two bedrooms located upstairs separated by the first floor landing, with one of the bedrooms hosting useful built-in storage. Outside there is permit parking available to the front aspect and to the rear, the garden is westerly-facing and benefits from lawn and a storage unit.

Lounge 2.77m x 3.7m (9'1" x 12'1")

Dining Room 3.29m x 3.83m (10'10" x 12'7")

Kitchen 3.01m x 1.67m (9'11" x 5'6")

Family Bathroom 2.27m x 1.71m (7'5" x 5'7")

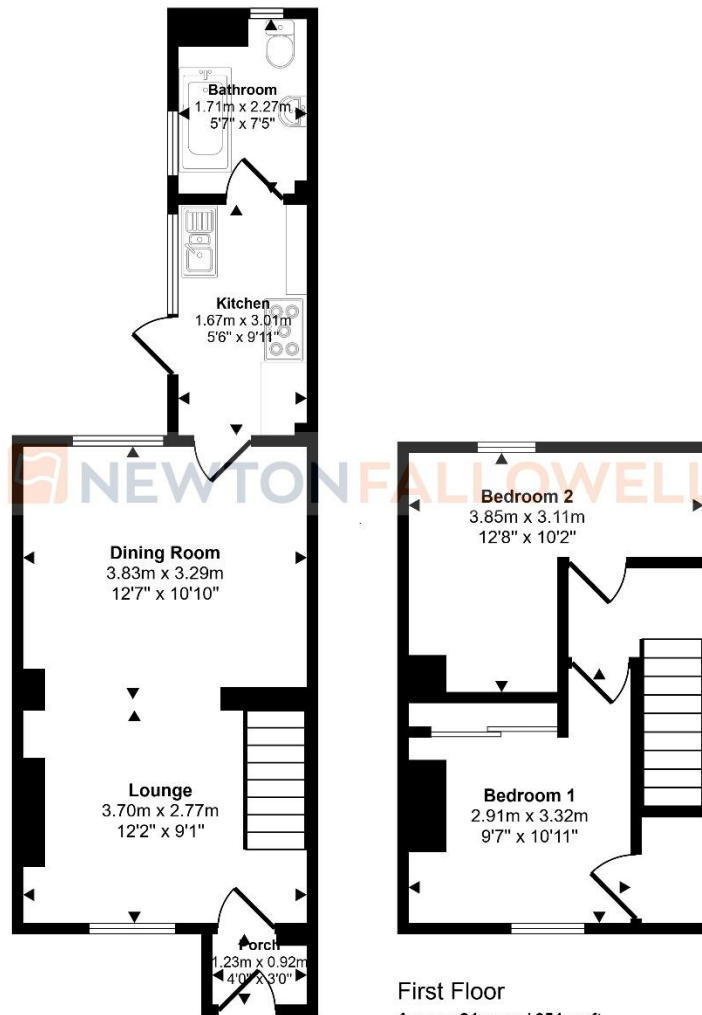
Landing

Bedroom One 3.32m x 2.91m (10'11" x 9'6")

Bedroom Two 3.11m x 3.85m (10'2" x 12'7")

Entrance Porch

Approx Gross Internal Area
58 sq m / 621 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME