



**Western Avenue, PETERBOROUGH PE1 4HT**

**welcome to**

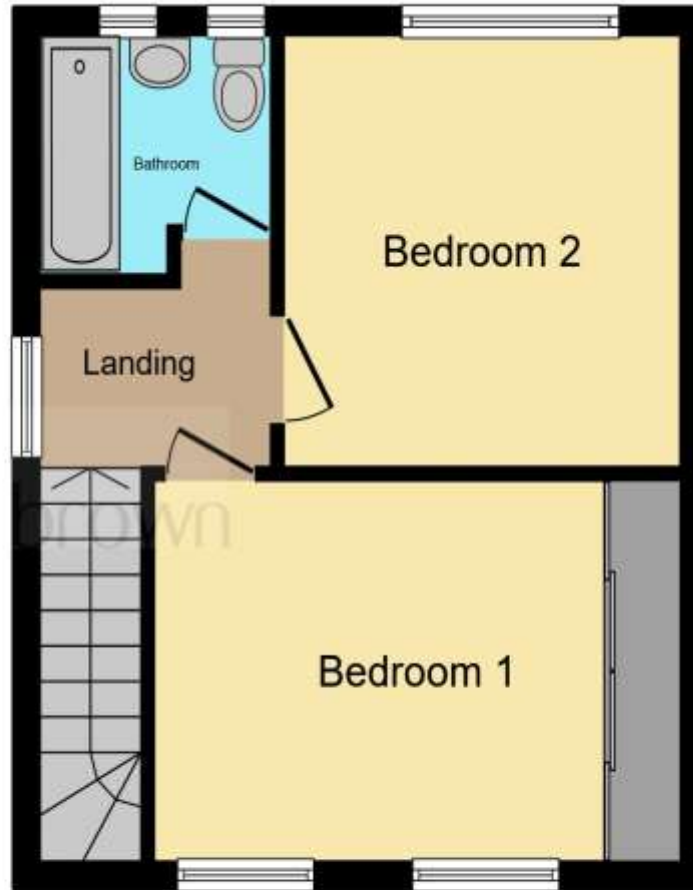
**Western Avenue, PETERBOROUGH**

Pleased to offer this TWO BEDROOM SEMI DETACHED HOME located on Western Avenue in Dogsthorpe. The accommodation comprises ENTRANCE HALL, LOUNGE/DINER, KITCHEN, UTILITY, TWO BEDROOMS, FAMILY BATHROOM and SEPARATE WC. Outside is a LARGE REAR GARDEN and to the front is OFF ROAD PARKING. Viewings highly recommended.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge / Diner**

20' 3" x 8' 5" ( 6.17m x 2.57m )

**Kitchen**

9' 8" x 8' 1" ( 2.95m x 2.46m )

**Utility Room**

**First Floor And Landing**

**Bedroom One**

15' 8" x 9' ( 4.78m x 2.74m )

**Bedroom Two**

10' 8" x 10' ( 3.25m x 3.05m )

**Family Bathroom**

**Separate Wc**

**Agents Note**

The property is modern refurbished and the picture on the advert is for guide purposes only.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Western Avenue, PETERBOROUGH

- Semi Detached House
- Two Bedroom
- Well Presented
- Off Road Parking
- Popular Location

Tenure: Freehold EPC Rating: C

offers in excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG119557](http://williamhbrown.co.uk/Property/PCG119557)



Property Ref:  
PCG119557 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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