









welcome to

Heather Avenue, Peterborough

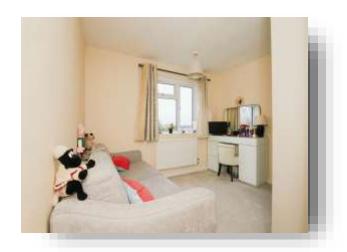
"Very nicely presented home in Dogsthorpe "We are pleased to offer this wonderful three Bedroom semi-detached Home in Dogsthorpe. The property is a credit to its current owners and offers modern Kitchen, Bathroom and Decoration. It boasts Living Dining Room with patio doors to the Garden, Kitchen with Breakfast bar, Cloak Room and Utility Room. To the first floor, Three double Bedroom and a beautiful Family bathroom with walk in double Shower. The enclosed rear Garden is over 3 sections, Pergola covered patio, Lawn area with its very own Chicken Coup, Garden and large Work Shed. To the side of the property shared drive with Garage and additional brick store. To the front Paved Drive way with parking for numerous vehicles. I would highly recommend Viewings.















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

Porch

Living / Dining Room

19' 1" x 11' 8" (5.82m x 3.56m)

Kitchen

12' 9" x 7' 9" (3.89m x 2.36m)

Cloak Room

Utility Room

First Floor And Landing

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom Two

15' 5" x 9' 1" (4.70m x 2.77m)

Bedroom Three

12' x 7' 2" (3.66m x 2.18m)

Shower Room

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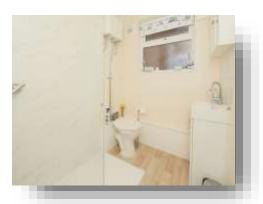
Heather Avenue, Peterborough

- Well presented 3 Bedroom Family home
- Modern Kitchen and Bathroom
- Large garden with Pergola, Workshop, Green house,
 Store cupboard and even a Chicken Coup
- Double walk in Shower room
- Garage and paved Drive way parking

Tenure: Freehold EPC Rating: Awaited

guide price

£240,000 - £250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121894



Property Ref: PCG121894 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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