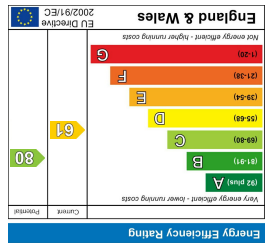


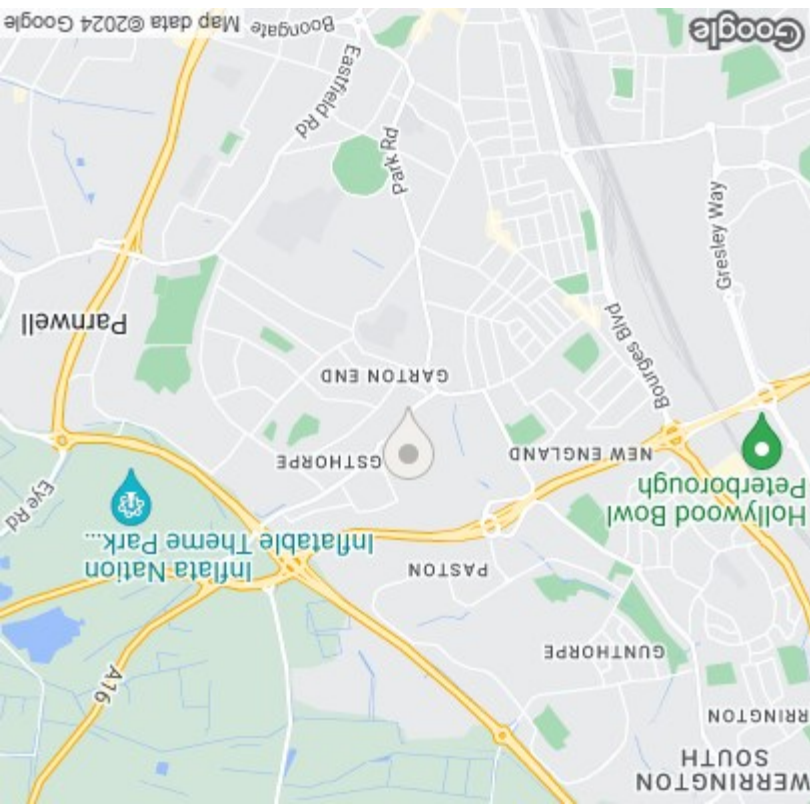
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



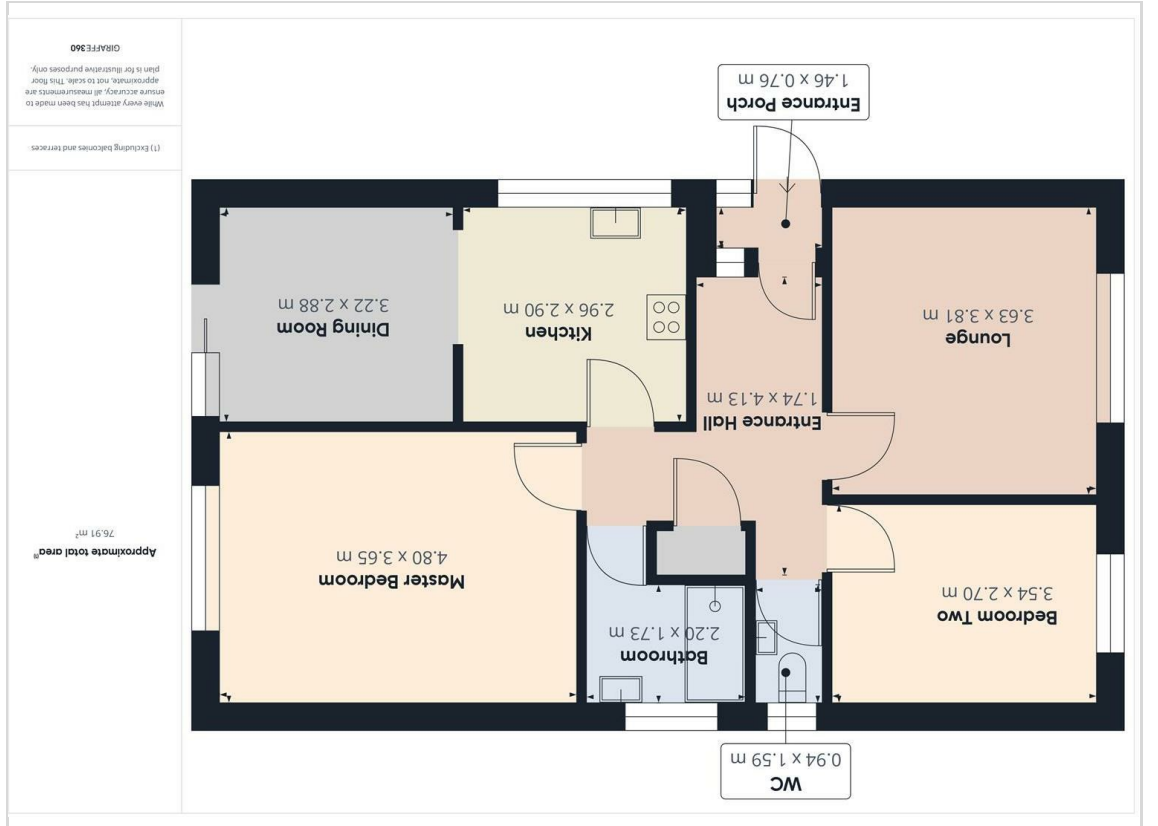
Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



32 Welland Road
Dogsthorpe, Peterborough, PE1 3SG

£240,000 - Freehold , Tax Band - C



32 Welland Road

Dogsthorpe, Peterborough, PE1 3SG

City and County are pleased to market this spacious, two-bedroom, detached bungalow located within close proximity to Peterborough city centre. Offering easy access to local schooling, amenities and the A47, this property is the ideal family home.

Briefly comprising, an entrance hall, good sized lounge, two double bedrooms, family bathroom that is fitted with a two-piece suite comprising, a wash hand basin and a walk in shower. Separate WC. Open plan kitchen diner fitted with a matching range of base and eye level units with space for a washing machine and a fridge/freezer. Sliding doors from the dining room leading to the garden. To the rear, there is a private, enclosed garden with a patio area opening into the rest of the garden which is mainly laid to lawn. To the front, there is a partially enclosed garden which is mainly patied with gated access to the detached single garage.

Entrance Porch

4'9" x 2'5"

Entrance Hall

5'8" x 13'6"

Lounge

11'10" x 12'5"

Kitchen

9'8" x 9'6"

Dining Room

10'6" x 9'5"

Master Bedroom

15'8" x 11'11"



Bathroom

7'2" x 5'8"

WC

3'1" x 5'2"

Bedroom Two

11'7" x 8'10"

EPC - D

61/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL