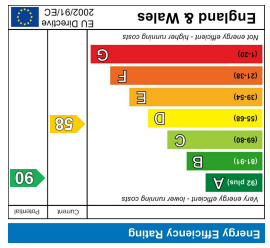


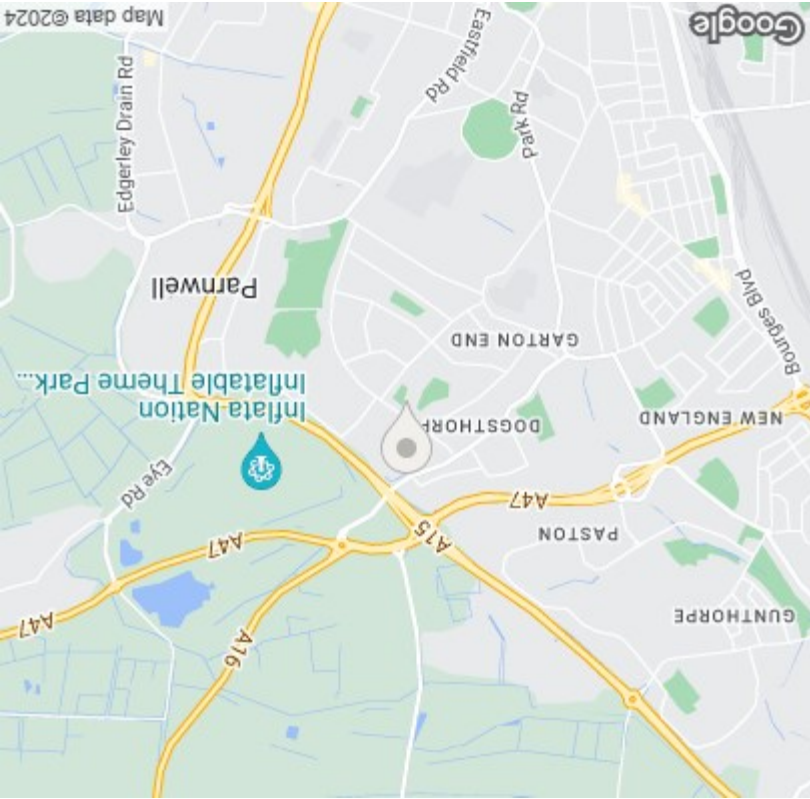
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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



42 Myrtle Avenue  
Peterborough, PE1 4LR

Offers In Excess Of £200,000 - Freehold , Tax Band - A





## 42 Myrtle Avenue

Peterborough, PE1 4LR

City and County welcome to the market this TWO BEDROOMED SEMI DETACHED home, located in a central Peterborough location in Dogsthorpe, with easy access to amenities, local schooling, and transport links to the City Centre. Ideal property for first time buyers, investors, or someone looking to downsize. The property boasts PARKING TO THE FRONT, A LARGE RECEPTION ROOM, UTILITY/PANTRY & AN ENCLOSED REAR GARDEN!

This well-presented home benefits from gas central heating, and uPVC double glazing. The property leads into the entrance hall, which takes you through into the dual-aspect living/dining room. This then takes you into a separate kitchen which comprises a range of matching base and eye level units, with space for a cooker, sink with single drainer, and space for a washing machine, and a fridge/freezer. There is a large pantry/utility room also. Upstairs, there are two double bedrooms and a separate three-piece bathroom that comprises a WC, a bath with shower over, a wash hand basin, and a storage cupboard. There is off road parking to the front for at least two vehicles and an enclosed rear garden. Please contact the office to book your viewing, so you don't miss out! Virtual tour available.

### Entrance Hall

4'5" x 4'3"

### Living/Dining Room

8'7" x 19'10"

### Kitchen

9'9" x 8'10"



### Pantry/Utility Room

8'3" x 5'8"

### Lean To

4'4" x 16'4"

### Landing

8'0" x 5'2"

### Master Bedroom

15'8" x 9'2"

### Bedroom Two

10'4" x 10'5"

### WC

2'7" x 4'7"

### Bathroom

4'11" x 4'6"

### EPC - D

58/90

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

AWAITING CONFIRMATION

DRAFT DETAILS AWAITING

VENDOR APPROVAL

