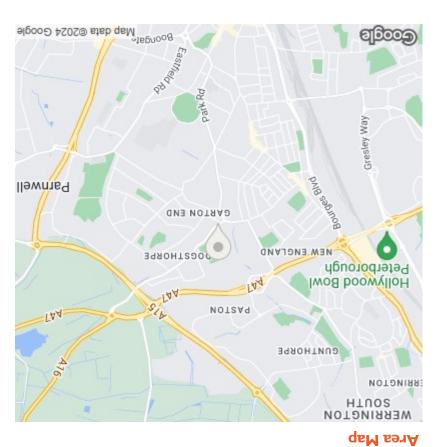
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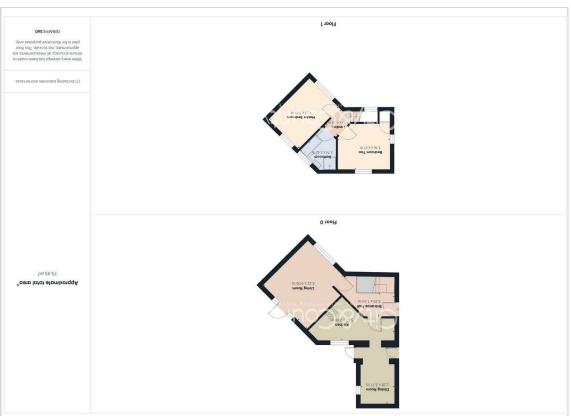
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Energy Efficiency Graph

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.

gniwaiV





Floor Plan



Birchtree Avenue

Peterborough, PEI 4HL

Guide Price £210,000 - £230,000 We are pleased to offer for sale this greatly improved home conveniently situated in Dogsthorpe, an ideal first time buy or investment purchase that has undergone a full scheme of improvements in its current time of ownership. Sitting on a comer position with both front and rear gardens, there is the potential to make off road parking, subject to obtaining relevant planning permission from the local authority.

Internally comprising an entrance hallway, dual aspect living room with French doors to the rear garden, a modern kitchen with a range of base and eye level units, featuring an integrated cooker and as four ring hob, furthermore, accessed from the kitchen is a separate dining room with external doors and a window. To the first floor there are two double bedrooms, and a stylish four-piece family bathroom. The rear garden is made up of a patio area and lawn, with a custom built timber shed which is included in the sale. We would like to note that recent improvements include a new roof, heating system, electrics, kitchen, bathroom, windows and doors. Please get in touch today to arrange a viewing.

Entrance Hall $10'9" \times 5'2"$

Living Room | 3'10" × 13'3"

Kitchen

18'7" × 9'5"

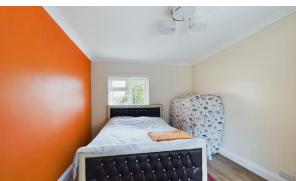
Dining Room 7'5" × 12'4"



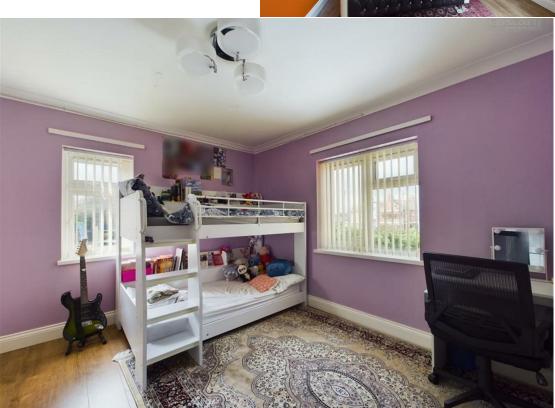
















Landing 5'7" × 3'10"

Master Bedroom 13'9"×9'11"

Bathroom $8'11" \times 7'11"$

Bedroom Two

12'4" × 10'8" EPC - C

71/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL