

Disclaimers 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Potential
86	86
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs
 Any energy efficient - higher rating costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

Viewing
 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.



Birchtree Avenue
 Peterborough, PE1 4HL

Guide Price £210,000 - Freehold , Tax Band - A



Birchtree Avenue

Peterborough, PE1 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 corner 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" x 5'2"

Living Room

13'10" x 13'3"

Kitchen

18'7" x 9'5"

Dining Room

7'5" x 12'4"



Landing
5'7" x 3'10"

Master Bedroom
13'9" x 9'11"

Bathroom
8'11" x 7'11"

Bedroom Two
12'4" x 10'8"

EPC - C
71/86

Tenure - Freehold

**IMPORTANT LEGAL
INFORMATION
AWAITING CONFIRMATION**

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**