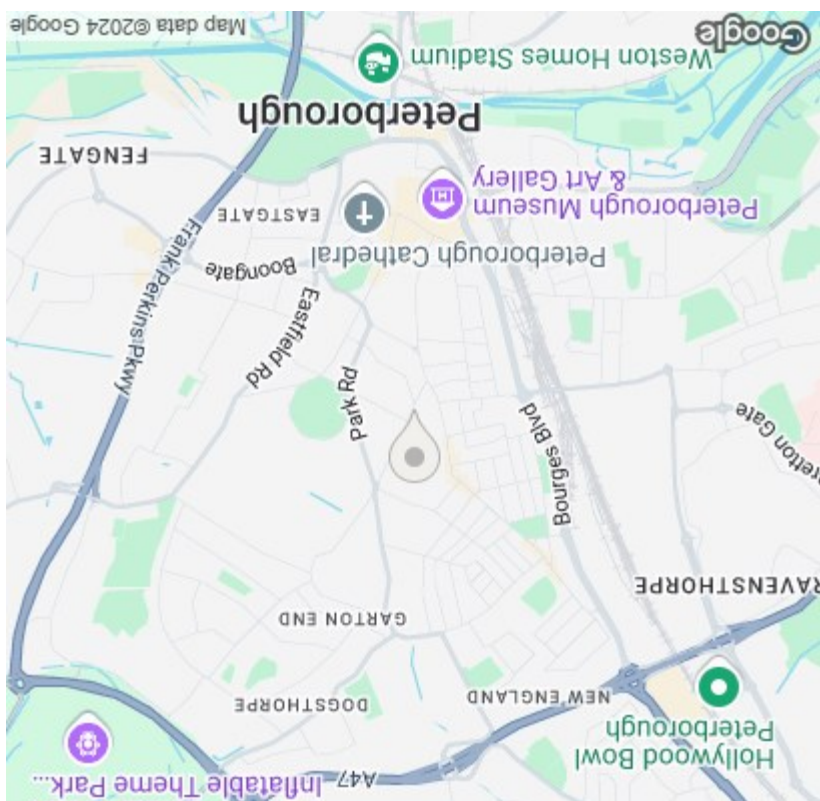


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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/>

| England & Wales |                         |
|-----------------|-------------------------|
| Energy Rating   | Energy Efficiency Class |
| A               | 101-120                 |
| B               | 81-100                  |
| C               | 61-80                   |
| D               | 41-60                   |
| E               | 21-40                   |
| F               | 1-20                    |
| G               | 1-10                    |

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Dogsthorpe Road  
Peterborough, PE1 3AG

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



## Dogsthorpe Road

Peterborough, PE1 3AG

Welcome to this charming modern end terraced house located on Dogsthorpe Road in Peterborough. This delightful property boasts one reception room, two bedrooms, a modern kitchen, a downstairs cloakroom and a family bathroom, making it a perfect home for a small family or professionals looking for a cosy space.

Situated conveniently close to the City Centre, this house offers the best of both worlds - a peaceful retreat from the hustle and bustle of the city, yet just a stone's throw away from all the amenities and attractions Peterborough has to offer. One of the standout features of this property is the off-street parking, providing you with the convenience and peace of mind of having your own dedicated parking space right at your doorstep. Sold with the benefit of NOO FORWARD CHAIN, this property presents a fantastic opportunity for those looking to move in hassle-free and start enjoying their new home right away. Don't miss out on the chance to make this modern end terraced house your own slice of paradise in Peterborough.

### Entrance Hall

2'10" x 2'10"

### WC

5'8" x 2'9"

### Kitchen

8'8" x 8'11"

### Lounge/Diner

15'3" x 12'3"

### Landing

5'6" x 6'4"



### Master Bedroom

10'11" x 9'0"

### Bathroom

7'3" x 5'0"

### Bedroom Two

13'3" x 6'10"

### EPC - D

63/87

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

AWAITING CONFIRMATION

