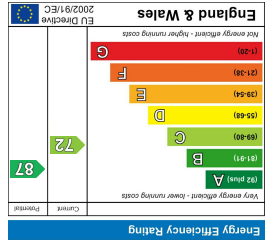


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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.

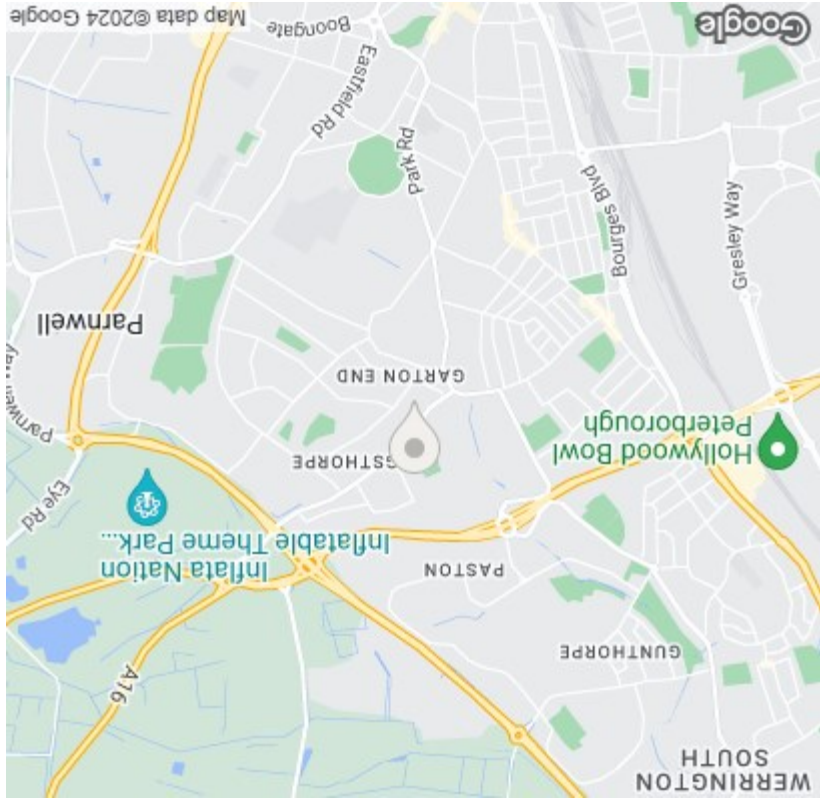
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Dovecote Close**

Peterborough, PE1 3TQ

**Guide Price £230,000 - Freehold , Tax Band - B**





# Dovecote Close

Peterborough, PE1 3TQ

\*\* Guide Price £230,000 - £250,000 \*\*

Nestled in a quiet Cul-de-Sac location within central Peterborough, this delightful previously extended semi-detached house is the ideal family home! Boasting a large living room ideal for entertaining, three spacious bedrooms, a well-appointed bathroom, a separate three-piece en-suite and to top it off an individual office room that could be converted into other uses such as a WC & utility room! This property is within proximity to local schools, transport routes into the city centre, Peterborough City Hospital and Peterborough Train Station. Due to the property previously being extended, it lends itself to a family that are looking to grow over time. There is off road parking to the front of the house and a shared gravelled drive leading to parking in front of the single garage, currently partitioned into two rooms and gated side access to the rear garden.

Briefly comprising, an entrance hall to the side, benefitting a storage cupboard. There is a separate office/study room that could be converted into an additional bathroom. A good sized living room with under stairs storage and a window to the front aspect that leads through to the kitchen, that is fitted with a range of matching base and eye level units, with space for a washing machine, tumble dryer, and a fridge/freezer. There are built in ovens and a four-ring gas hob with an extractor hood over. Upstairs benefits from three bedrooms, and a spacious landing space. The family bathroom is fitted with a three-piece suite comprising, a WC, wash hand basin, and a bath with a shower over. Vinyl flooring and tiled surround. The master boasts a separate three-piece en-suite comprising a WC, wash hand basin and shower cubicle. To the rear, there is an enclosed garden which is mainly laid to patio, gravelled areas, plus plants and shrubs. Call today to book your viewing.

**Entrance Hall**

11'0" x 4'1"

**Office/Study**

8'3" x 4'1"

**Storage Cupboard**

2'10" x 4'2"

**Living Room**

16'5" x 12'0"

**Kitchen**

9'10" x 12'0"

**Landing**

3'2" x 11'9"

**Master Bedroom**

9'11" x 12'0"

**En-Suite To Master Bedroom**

6'1" x 4'2"

**Hallway**

4'11" x 4'1"

**Bathroom**

10'11" x 4'1"

**Bedroom Two**

12'9" x 6'3"

**Bedroom Three**

12'9" x 5'5"

**Storage Room**

9'2" x 7'8"



**Garage**

6'7" x 8'2"

**EPC - C**

72/87

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

**Material Information**

Property construction: Standard  
 Community Green Space Charge: No  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains  
 Sewerage: Mains  
 Heating: Gas Combi Boiler  
 Heating features:  
 Broadband: up to 1000Mbps  
 Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great  
 Parking: Garage, Shared Driveway, Off Street  
 Building safety issues: Garage roof has asbestos sheeting  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: No  
 Public right of way: Shared Driveway  
 Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations:  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: C

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

