

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 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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

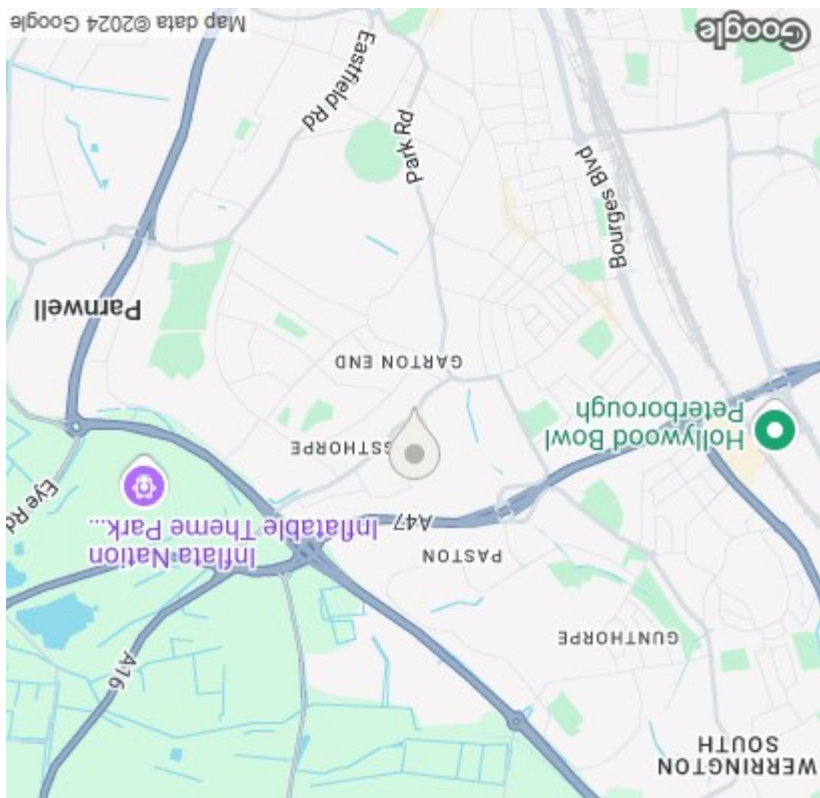
Energy Efficiency Rating	
Current	Assumed
A	86
B	87
C	88
D	89
E	90
F	91
G	92

For energy efficient - higher rating costs

For energy efficient - lower rating costs

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

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



Floor Plan



Welland Road

Dogsthorpe, Peterborough, PE1 3SG

Offers In Excess Of £210,000 - Freehold , Tax Band - A



Welland Road

Dogsthorpe, Peterborough, PE1 3SG

Nestled in the charming Welland Road of Dogsthorpe, Peterborough, this semi-detached house is a perfect find for first-time buyers or families looking for a new home. Boasting one reception room, three cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable and inviting living space.

Convenience is key with this home, as it provides easy access to Peterborough city centre, ensuring that all your shopping, dining, and entertainment needs are within reach. The proximity to local schools, amenities, and transport links further enhances the appeal of this residence, making daily life a breeze.

One of the standout features of this property is the off-road parking available for at least two cars, a rare find in many urban areas. This added convenience ensures that you never have to worry about finding a parking spot after a long day out. Step outside to discover the private and enclosed rear garden, a tranquil oasis where you can unwind and enjoy some outdoor relaxation. Whether it's hosting a barbecue with friends or simply soaking up the sun with a good book, this garden offers a perfect retreat right at your doorstep. Overall, this semi-detached house on Welland Road presents a wonderful opportunity to create a warm and welcoming home in a vibrant neighbourhood. Don't miss out on the chance to make this property your own and start a new chapter in this delightful setting.

Entrance Hall

6'11" x 5'1"

Bathroom

3'10" x 5'2"

Living Room

15'5" x 10'11"

Kitchen/Diner

16'9" x 8'5"

Hallway

3'5" x 2'11"

WC

4'10" x 2'11"

Landing

2'7" x 3'1"



Master Bedroom

15'4" x 9'3"

Bedroom Two

7'5" x 10'2"

Bedroom Three

6'7" x 10'3"

EPC - Awaiting

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: Electric Towel Rails & Electric Fire
Broadband: up to 1000Mbps
Mobile: EE - Excellent, Three - Great, Vodafone - Great

Parking: Driveway, On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues:
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

