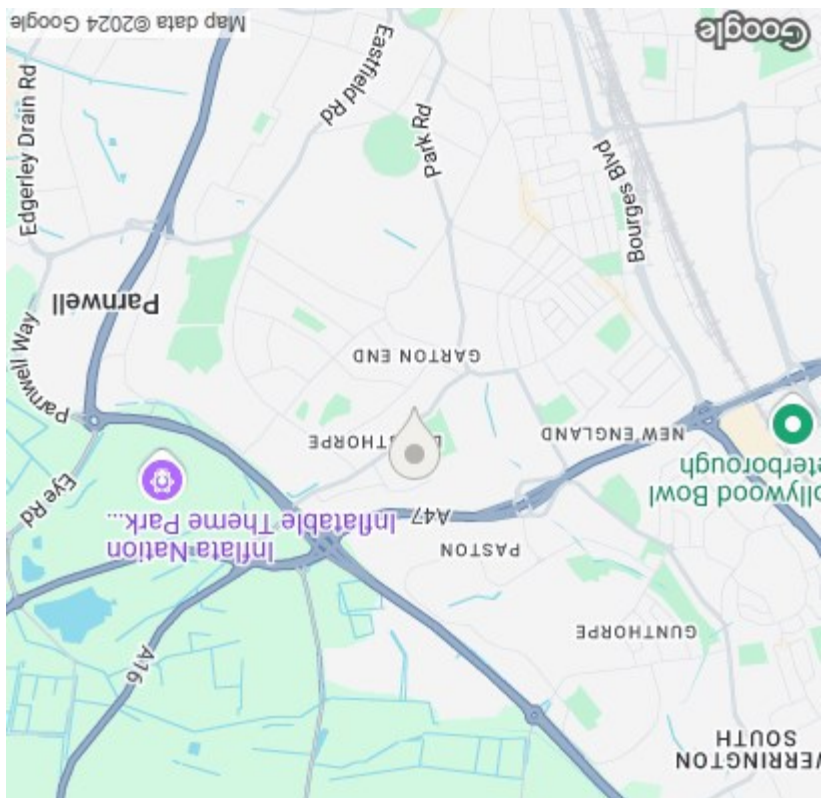


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers and specific fittings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

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.

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph



Area Map



Floor Plan



Figtree Walk

Peterborough, PE1 3SP

Offers In Excess Of £250,000 - Freehold , Tax Band - B



Figtree Walk

Peterborough, PE1 3SP

Welcome to this fantastic three-bedroom semi-detached family home, perfectly situated in a desirable Cul-de-Sac location within the vibrant community of Dogsthorpe. This home is ideal for first-time buyers or those looking to move into their second home, offering comfort, convenience, and modern living.

The property is within easy walking distance of local shops, takeaways, a church, schools, and bus routes, making it a great choice for those who value accessibility. The home begins with a welcoming entrance porch that leads into a bright and airy hallway. The separate living room, with a window overlooking the front, provides a cosy space for relaxation. A highlight of this home is the large kitchen/dining room, which has been thoughtfully re-fitted and features ample space for all your appliances, including a washing machine, tumble dryer, and fridge/freezer. The kitchen is equipped with built-in eye-level ovens, a gas hob with an extractor hood, and a white sink. Additional storage is available in the under-stairs cupboard. The rear porch leads to a convenient downstairs cloakroom with a WC.

Upstairs, the property offers three well-proportioned bedrooms—two doubles and one single. The spacious shower room has also been re-fitted, featuring a modern shower, WC, and wash hand basin. With gas central heating and uPVC double glazing throughout, this home is as comfortable as it is stylish. Outside, the property boasts a beautifully landscaped rear garden, perfect for outdoor enjoyment. There is also a detached tandem garage, and a brick shed for additional storage. The front of the property offers off-road parking for multiple vehicles, along with a shared driveway and gated access to the side.

Entrance Porch
2'0" x 5'1"

Entrance Hall
13'3" x 5'10"

Living Room
15'4" x 10'10"

Kitchen/Dining Room
8'10" x 13'11"

Rear Porch
4'11" x 2'10"

WC
5'8" x 2'11"



Landing
10'4" x 3'0"

Master Bedroom
12'7" x 10'10"

Bedroom Two
11'7" x 10'0"

Bathroom
5'5" x 6'11"

Bedroom Three
5'10" x 6'0"

EPC - B
83/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: Yes - Leased
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off 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: Wide Doorways
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: B

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.

