

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

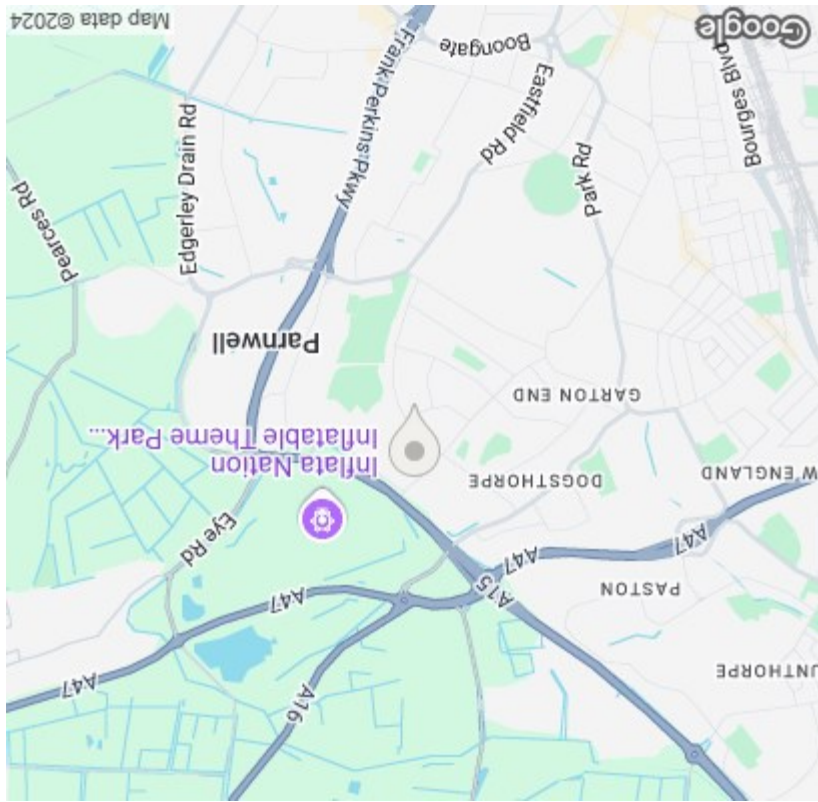
Energy Efficiency Rating	
Current	Assumed
A	86
B	82
C	
D	
E	
F	
G	

Any energy efficient award rating code

EU Directive 2002/91/EC

England & Wales

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



Ash Close

Peterborough, PE1 4PG

£230,000 - Freehold , Tax Band - A



Ash Close

Peterborough, PE1 4PG

NO FORWARD CHAIN Ash Close is a charming two-bedroom semi-detached home nestled in a peaceful cul-de-sac in Dogsthorpe, Peterborough. Perfect for first-time buyers or a growing family, this property offers easy access to local schools, transport links, and everyday amenities. With its quiet location and convenient connectivity, Ash Close presents an ideal blend of comfort and practicality for those looking to settle into a welcoming neighbourhood.

This charming two-bedroom semi-detached home offers spacious and well-maintained living areas, making it ideal for couples, small families, or professionals. The ground floor features an inviting entrance hall leading to a bright, dual-aspect lounge/diner, perfect for both relaxing and entertaining. The separate kitchen is well-equipped with a range of matching base and eye-level units, an integrated oven with a four-ring electric hob and extractor, and space for a dishwasher and fridge/freezer. Additional conveniences on this floor include a cloakroom and a utility space. Upstairs, the property boasts two generously sized double bedrooms and a modern family bathroom fitted with a three-piece suite, including a WC, a wash hand basin, and a bath with a shower overhead. Externally, the property offers a large, enclosed rear garden, primarily laid to lawn, providing plenty of outdoor space. The front of the house features a partially enclosed garden and a driveway, offering parking and a welcoming curb appeal. This well-presented home is ideal for those seeking comfortable living in a peaceful residential area.

Entrance Hall
6'2" x 9'2"

Lounge/Diner
11'3" x 20'1"

Kitchen
9'8" x 10'4"

Hallway
3'1" x 10'2"

Utility Room
5'1" x 6'8"

WC
4'6" x 3'1"

Landing
6'3" x 3'1"

Master Bedroom
14'8" x 9'5"



Bathroom
6'3" x 5'8"

Bedroom Two
9'2" x 10'6"

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: Yes - TBC
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features: None
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway
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: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: B

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

