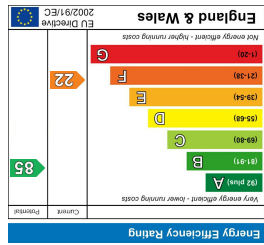
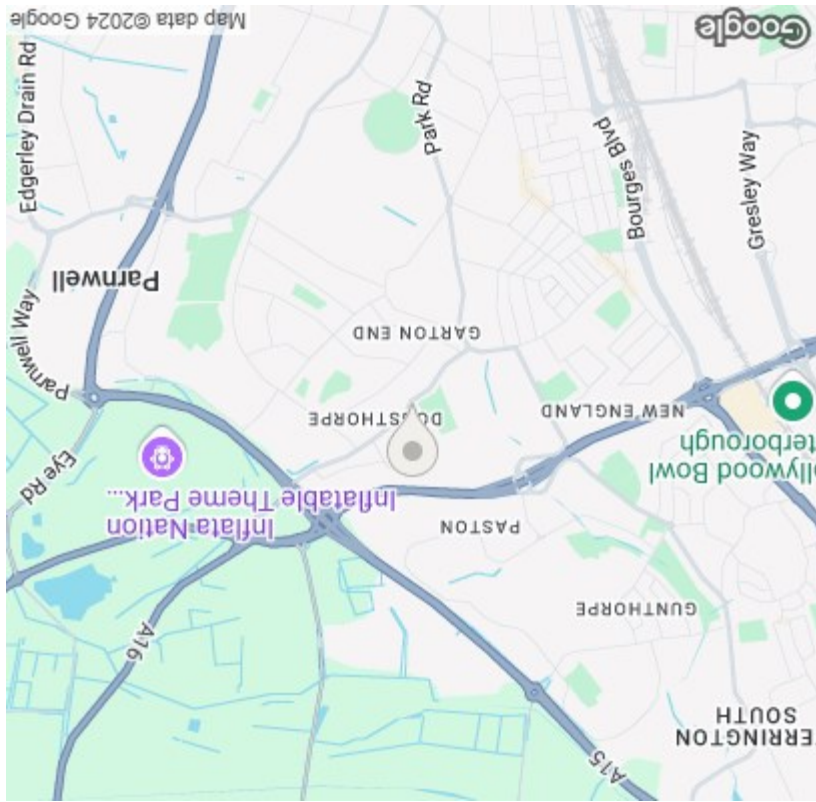


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

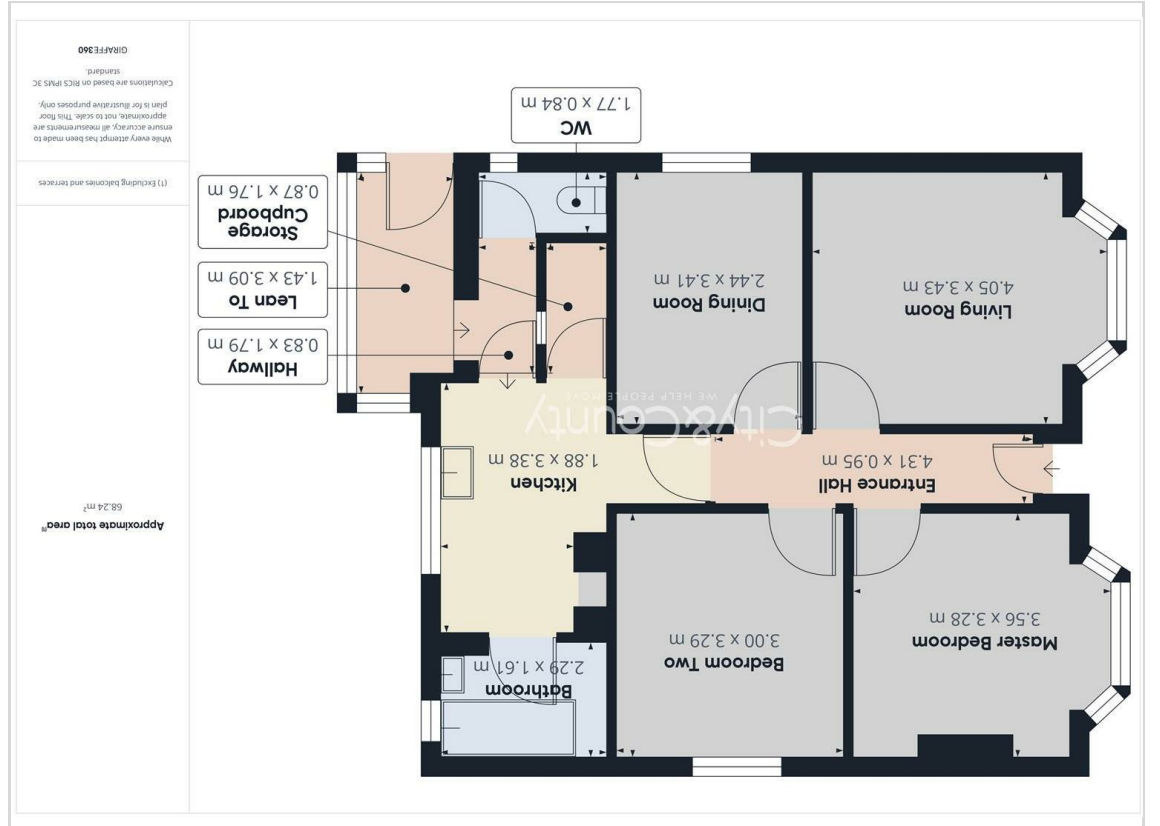
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>



Energy Efficiency Graph



Area Map



Floor Plan

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



Welland Road

Dogsthorpe, Peterborough, PE1 3SE

£270,000 - Freehold , Tax Band - B



Welland Road

Dogsthorpe, Peterborough, PE1 3SE

Sitting on a sizeable plot on Welland Road of Dogsthorpe, Peterborough, this detached bungalow offers a perfect blend of comfort and potential. Boasting two reception rooms, two cosy bedrooms, and a well-appointed bathroom, and separate toilet this property is ideal for those seeking a peaceful retreat.

The spacious layout of this bungalow provides ample room for relaxation and entertainment, making it a wonderful space to call home. Situated on a generous plot, there is exciting potential for development, subject to planning permission. Internally comprising of an entrance hall, living room, dining room, modern kitchen, two bedrooms, family bathroom, separate toilet, and lean to utility area. Convenience is key with this property, as it is within walking distance to local amenities, ensuring that your daily needs are easily met. The inclusion of an oil fired central heating system adds to the comfort and efficiency of this home, providing warmth during the colder months. Offered with no forward chain, this detached bungalow presents a fantastic opportunity for those looking to settle in a tranquil location with the freedom to explore its development possibilities. Don't miss out on the chance to make this property your own and create the home of your dreams in this desirable area of Peterborough.

Entrance Hall

14'1" x 3'1"

Living Room

13'3" x 11'3"

Dining Room

8'0" x 11'2"

Kitchen

6'2" x 11'1"

Storage Cupboard

2'10" x 5'9"

Master Bedroom

11'8" x 10'9"

Bedroom Two

9'10" x 10'9"

Bathroom

7'6" x 5'3"



Hallway

2'8" x 5'10"

WC

5'9" x 2'9"

Lean To

4'8" x 10'1"

EPC - F

22/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Oil
Heating features: None
Broadband: up to 1000Mbps
Mobile coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Off Street Parking
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: Level Access
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: F

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.

