



Newark Avenue

Dogsthorpe, Peterborough, PE1 4NS

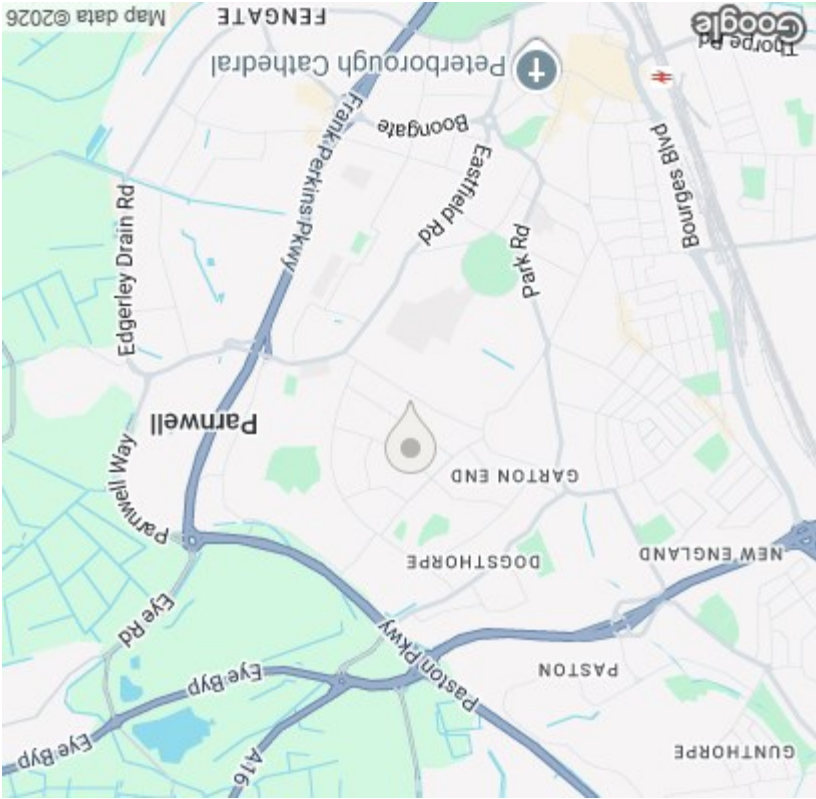
Guide Price £300,000 - Freehold , Tax Band - C



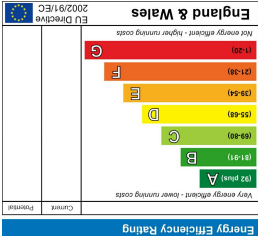
Floor Plan



Area Map



Energy Efficiency Graph



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 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.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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

Newark Avenue

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*** Guide Price £300,000 - £325,000 ***

Offered with no forward chain, this attractive three-bedroom semi-detached bay-fronted home provides well-proportioned accommodation, excellent off-road parking and a private enclosed rear garden. Ideally positioned for access to local amenities, the property also benefits from two reception rooms, a kitchen/diner, detached oversized single garage and a large driveway providing parking for multiple vehicles. To the rear, the garden features a useful decking area, creating an ideal space for outdoor entertaining and relaxation.

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Entrance Hall
1.78 x 4.01 (5'10" x 13'1")

Lounge
3.43 x 3.46 (11'3" x 11'4")

Living Room
3.21 x 3.32 (10'6" x 10'10")

Kitchen
1.81 x 5.40 (5'11" x 17'8")

Dining Area
3.02 x 2.76 (9'10" x 9'0")

Landing
1.83 x 2.53 (6'0" x 8'3")

Master Bedroom
3.32 x 3.54 (10'10" x 11'7")

Bedroom Two
3.38 x 3.31 (11'1" x 10'10")

Bathroom
1.81 x 2.38 (5'11" x 7'9")

Bedroom Three
1.95 x 2.49 (6'4" x 8'2")

Garage
5.11 x 2.63 (16'9" x 8'7")

EPC - C
69/81

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

