



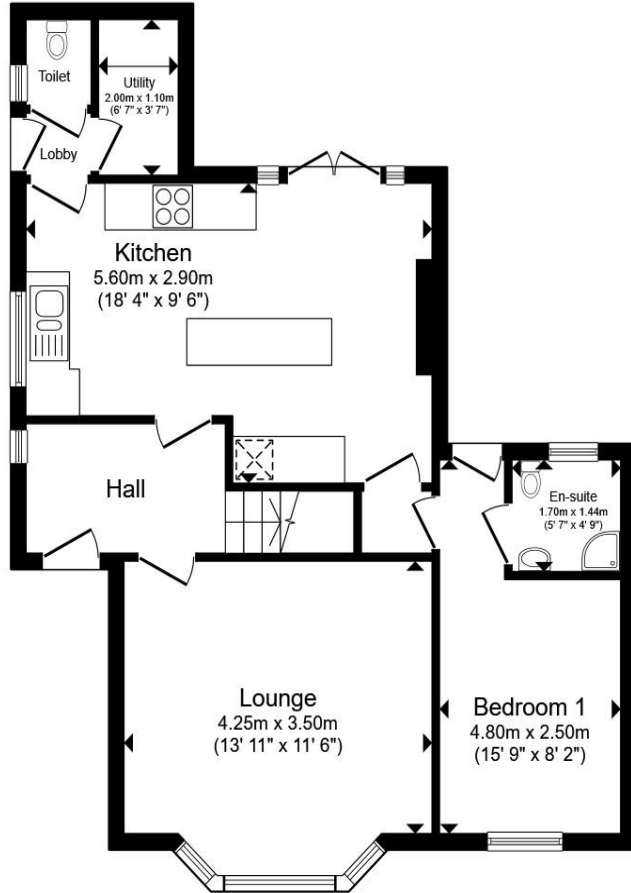
Welland Road, Dogsthorpe Peterborough PE1 3SX

welcome to

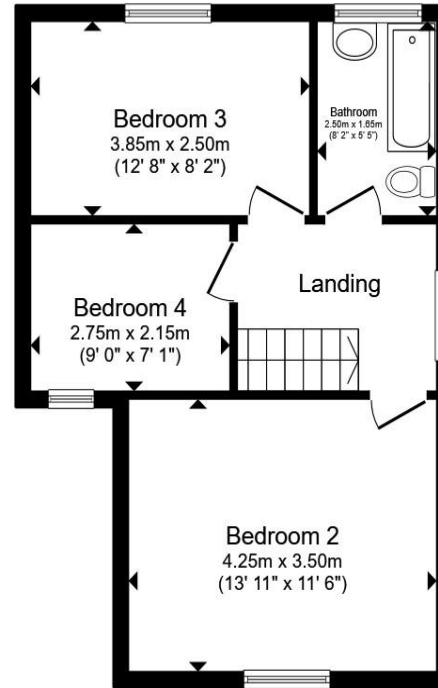
Welland Road, Dogsthorpe Peterborough

This beautifully modernised four-bedroom detached home on Welland Road presents an outstanding opportunity for both families and investors alike. Finished to a high standard throughout, the property offers contemporary living spaces combined with generous external grounds - a rare find in this established residential area of Peterborough. Internally, the home has been thoughtfully updated to provide stylish, move-in-ready accommodation. The layout is well suited to modern family life, offering spacious and versatile living areas alongside four well-proportioned bedrooms. The overall presentation is clean, neutral and contemporary, allowing buyers to settle in immediately with no further work required. Externally, the property benefits from a large front garden providing excellent kerb appeal and additional privacy from the road. To the rear, there is an ample-sized garden, ideal for families, entertaining, or further landscaping potential. The generous plot enhances both lifestyle appeal and long-term value. From an investment perspective, the property is currently tenanted, offering immediate rental income, yet is being sold with no onward chain, ensuring a straightforward and efficient transaction process.





Ground Floor



First Floor

Total floor area 101.9 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Welland Road, Dogsthorpe Peterborough

- Four-bedroom detached house
- Fully modernised throughout
- Spacious living accommodation
- Generous rear garden
- Tenants in situ (ideal for investors)

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123400



Property Ref:
PCG123400 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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