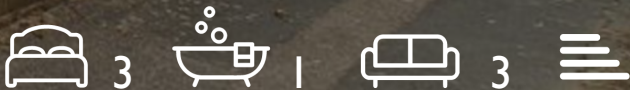




Sallows Road

Dogsthorpe, Peterborough, PE1 4EX

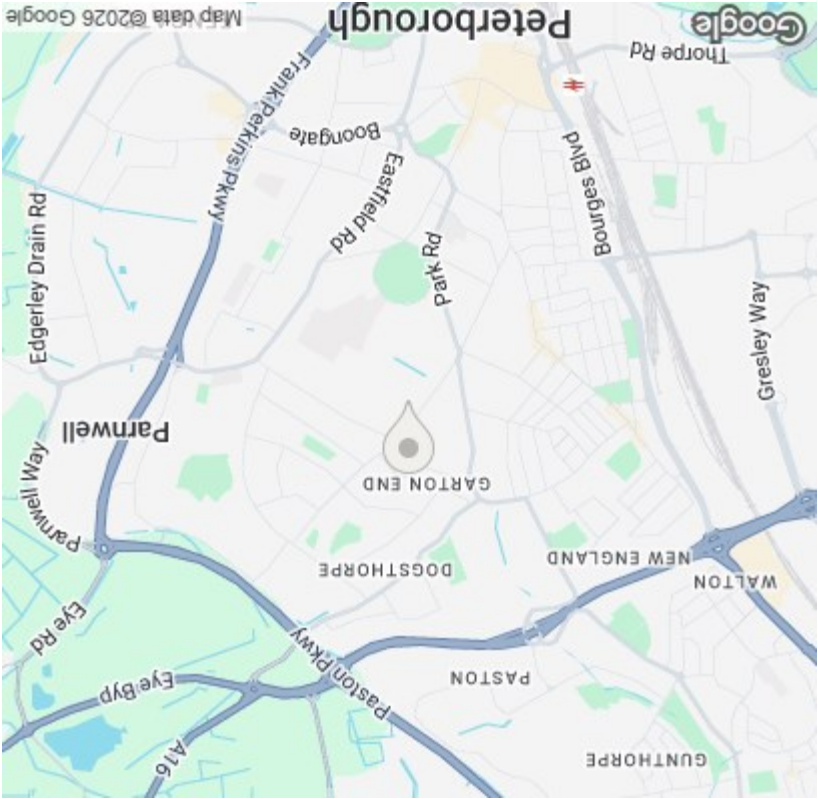
£295,000 - Freehold , Tax Band - C



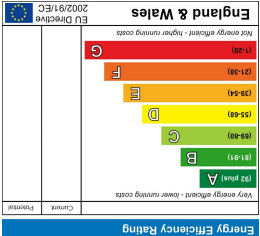
Floor Plan



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.

Sallows Road

Dogsthorpe, Peterborough, PE1 4EX

Situated in the popular residential area of Dogsthorpe, this extended 1930s bay-fronted semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families. The property features three reception rooms, a galley-style kitchen with pantry, three well-proportioned bedrooms, and a family bathroom. Outside, there is a block-paved driveway providing off-road parking for up to three vehicles, an oversized garage/workshop with electric roller doors, and a generous west-facing rear garden. Conveniently located close to local shops, schools, and amenities, the property offers excellent potential for buyers looking to modernise and create a superb long-term family home.

Occupying a desirable position in the ever-popular residential area of Dogsthorpe, this attractive extended 1930s bay-fronted semi-detached home offers generous living accommodation, excellent potential, and a wonderful opportunity to create a superb family home. Ideally situated within easy reach of local shops, well-regarded schools, and a range of everyday amenities, the property combines period character with practical family living in a highly convenient location. The accommodation begins with an enclosed entrance porch leading into a welcoming reception hall. The ground floor offers three versatile reception areas, including an elegant bay-fronted living room, a comfortable family room opening into the dining area, and a galley-style kitchen complemented by a useful walk-in pantry, creating a flexible layout ideal for both everyday living and entertaining. Upstairs, a spacious landing provides access to three well-proportioned bedrooms, all served by a family bathroom. Externally, the property continues to impress with a block-paved driveway providing off-road parking for up to three vehicles, together with an oversized garage/workshop fitted with electric roller doors, offering secure parking, excellent storage, or an ideal workspace. To the rear, a generous west-facing garden is predominantly laid to lawn, providing an ideal setting for outdoor entertaining, children's play, or simply enjoying the afternoon and evening sunshine.

Although requiring a degree of modernisation, this charming home presents an exciting opportunity for buyers to update and personalise a property full of character and potential. Offering spacious accommodation, a generous plot, and a sought-after location, this is a home with the foundations to become a truly exceptional long-term family residence.

Entrance Porch
1.80 x 0.40 (5'10" x 1'3")

Entrance Hall
1.78 x 2.45 (5'10" x 8'0")

Living Room
3.66 x 3.62 (12'0" x 11'10")

Family Room
3.32 x 3.63 (10'10" x 11'10")

Dining Room
3.38 x 3.13 (11'1" x 10'3")

Kitchen
2.11 x 3.61 (6'11" x 11'10")

Utility Room
1.80 x 1.25 (5'10" x 4'1")

Landing
2.12 x 3.14 (6'11" x 10'3")

Master Bedroom
2.80 x 4.24 (9'2" x 13'10")

Bedroom Two
2.69 x 3.62 (8'9" x 11'10")

Bathroom
2.09 x 1.73 (6'10" x 5'8")



Bedroom Three
2.11 x 2.26 (6'11" x 7'4")

Garage
3.35 x 9.81 (10'11" x 32'2")

EPC - D
66/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
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: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage Detached, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

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.

