



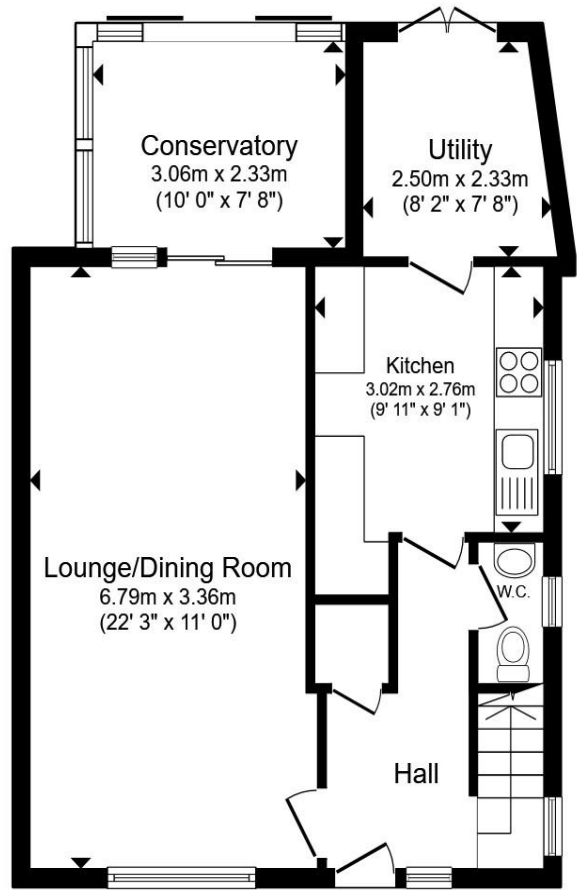
**Welland Road, Dogsthorpe Peterborough PE1 3SH**

**welcome to**

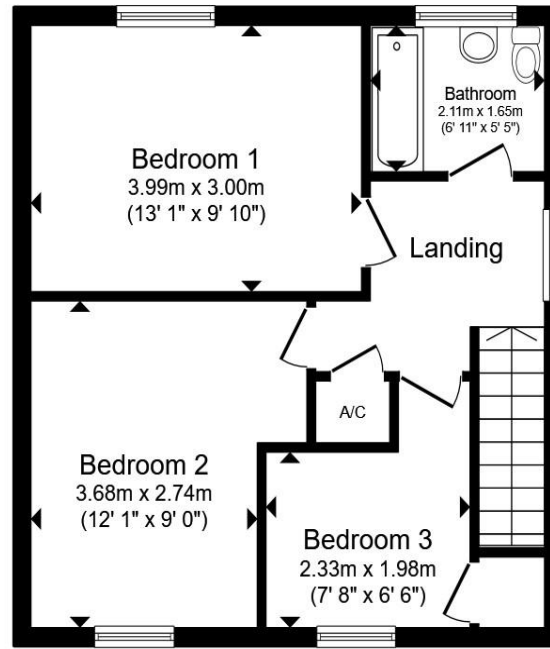
## **Welland Road, Dogsthorpe Peterborough**

This charming semi-detached residence offers spacious and versatile accommodation across two floors. The ground floor features a welcoming entrance hall leading into a comfortable living area, ideal for relaxing or entertaining. The fitted kitchen provides ample storage and workspace, while the conservatory adds valuable additional living space overlooking the garden - perfect as a dining room, family room, or home office. Upstairs, the property benefits from three good-sized bedrooms and a family bathroom, making it highly suitable for growing families. Externally, the home enjoys a private driveway to the front and an enclosed rear garden offering outdoor space for children, entertaining, or gardening enthusiasts.





**Ground Floor**



**First Floor**

Total floor area 97.9 m<sup>2</sup> (1,054 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](http://www.propertybox.io)

welcome to

## Welland Road, Dogsthorpe Peterborough

- Three well-sized bedrooms
- Semi-detached family home
- Driveway with Single Garage
- Downstairs W/C
- Large lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
PCG123645 - 0002

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.

**Not for marketing purposes INTERNAL USE ONLY**



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



[williamhbrown.co.uk](http://williamhbrown.co.uk)