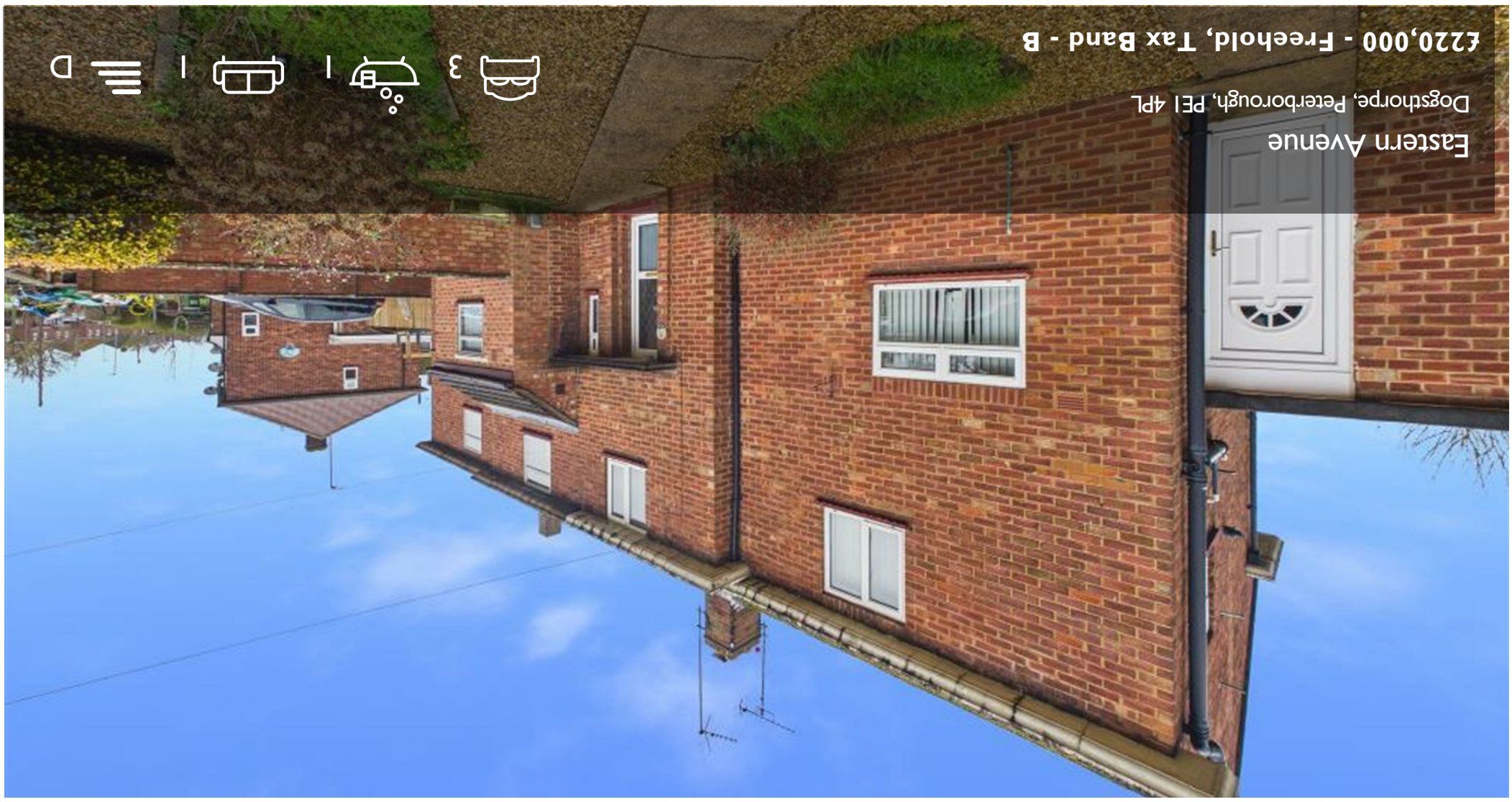


Eastern Avenue

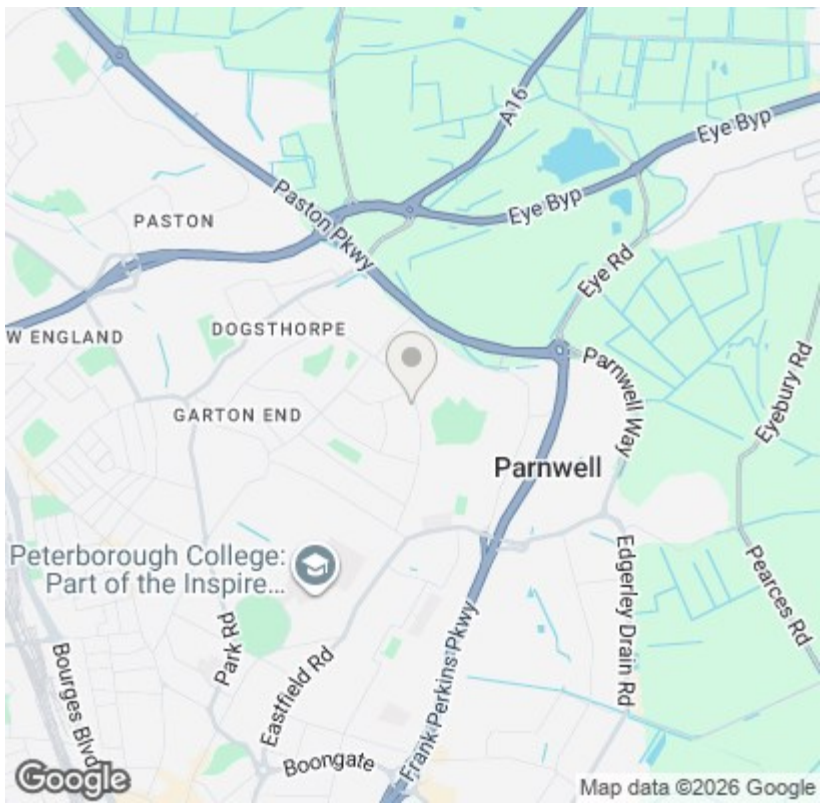
Dogsthorpe, Peterborough, PE1 4PL

£220,000 - Freehold, Tax Band - B

3 | 1 | 1 | D

Floor Plan

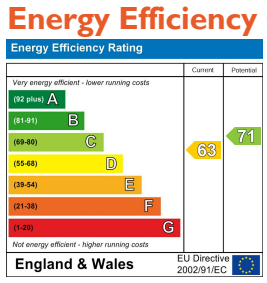
Area Map



Viewing

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.

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 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 licencing 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.

Eastern Avenue

Dogsthorpe, Peterborough, PE1 4PL

Three bedroom semi detached home offered with no forward chain, featuring a spacious living room, kitchen dining room, downstairs WC, and a private enclosed rear garden. A well proportioned and desirable family home situated in a popular residential location.

Situated on Eastern Avenue, this well proportioned three bedroom semi detached property offers generous accommodation arranged over two floors and is offered to the market with no forward chain, making it an excellent opportunity for families, first time buyers or investors. The ground floor accommodation begins with an entrance hall providing access to a convenient downstairs WC. The main living room is positioned to the front of the property and offers a bright and spacious environment ideal for relaxing or entertaining. To the rear, the kitchen dining room provides ample space for both cooking and family meals, with direct access to the rear garden. A useful internal storage area adds further practicality to the layout. The first floor comprises three bedrooms, including a well sized master bedroom and a second comfortable double bedroom. The third bedroom is ideal for use as a child's room, nursery or home office. The accommodation is completed by a family bathroom accessed from the landing. Externally, the property benefits from a private enclosed rear garden, offering a safe and enjoyable outdoor space for families and entertaining.
Eastern Avenue is conveniently located close to local schools, amenities and transport links, making this a desirable residence with strong long term appeal and excellent potential as a long term family home.

Entrance Hall
2.18 x 2.98 (7'1" x 9'9")

WC
2.21 x 0.78 (7'3" x 2'6")

Living Room
3.38 x 3.93 (11'1" x 12'10")

Kitchen/Dining Room
5.41 x 3.17 (17'8" x 10'4")

Hallway
3.78 x 0.95 (12'4" x 3'1")

Storage Room
1.89 x 2.52 (6'2" x 8'3")

Landing
1.90 x 2.53 (6'2" x 8'3")

Master Bedroom
3.08 x 3.14 (10'1" x 10'3")

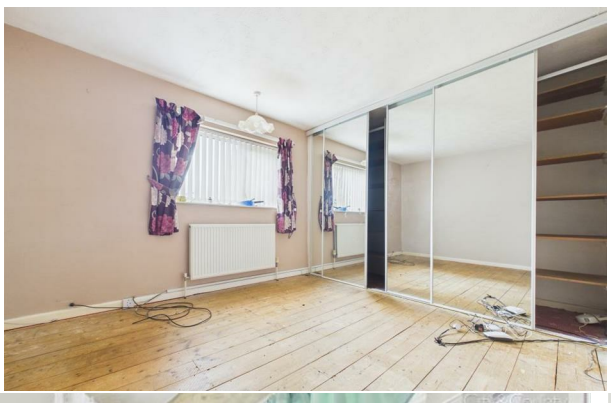
Bedroom Two
3.42 x 2.46 (11'2" x 8'0")

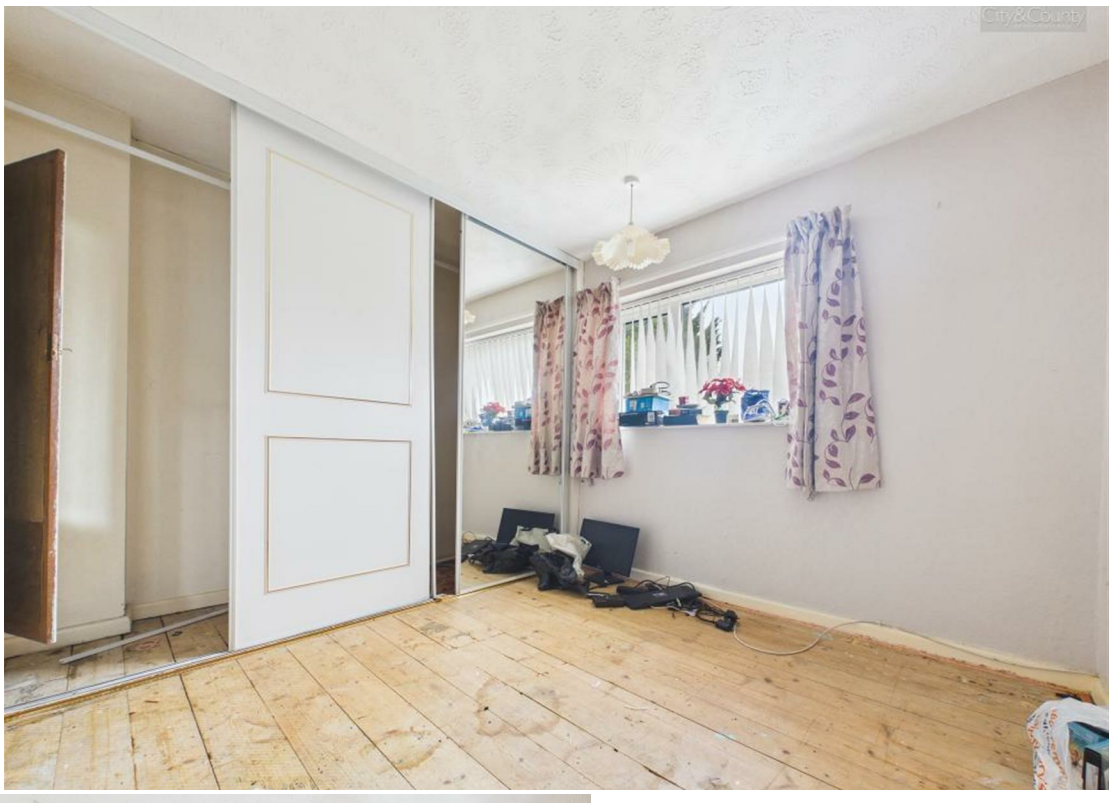
Bathroom
1.91 x 1.67 (6'3" x 5'5")

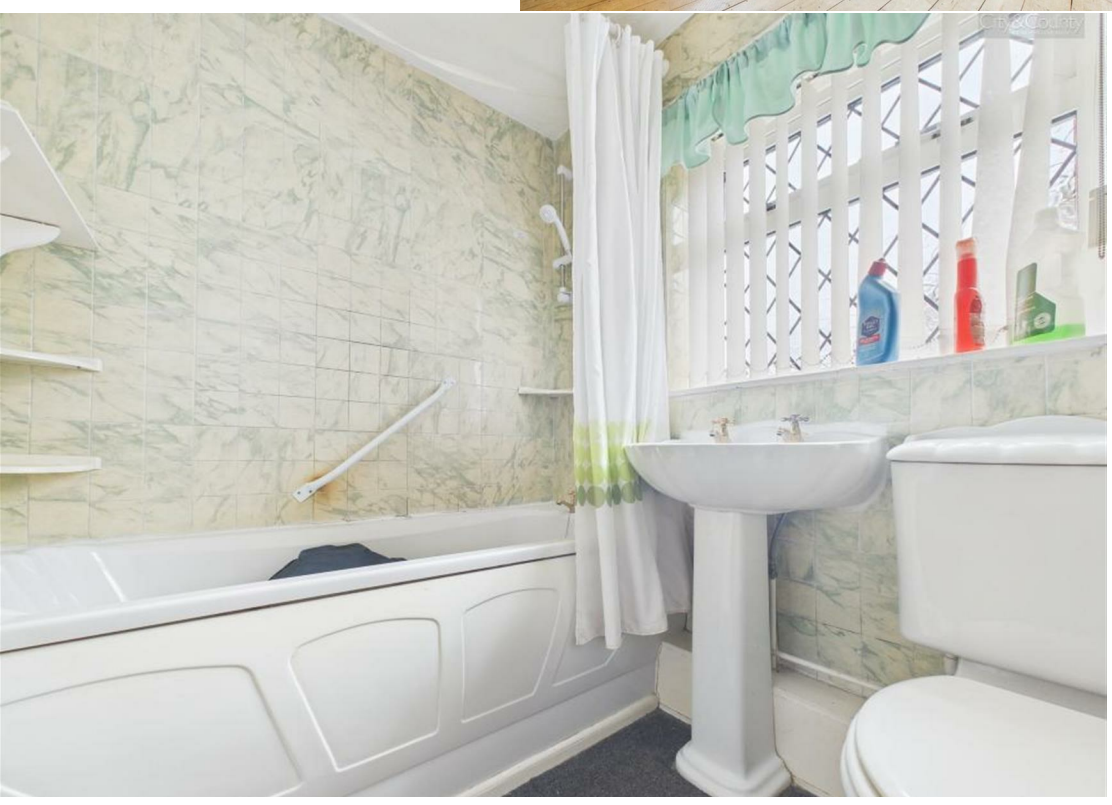
Bedroom Three
2.66 x 2.21 (8'8" x 7'3")

EPC - D
63/71

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: 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: Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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