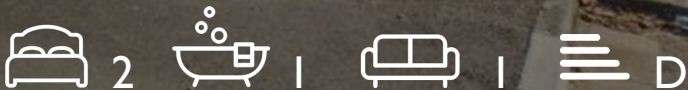




Palm Court

Dogsthorpe, Peterborough, PE1 3XD

Offers In Excess Of £200,000 - Freehold , Tax Band - A



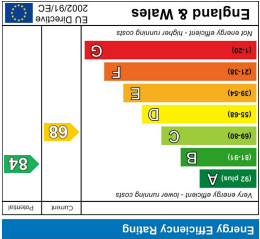
Floor Plan



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.

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.

Palm Court

Dogsthorpe, Peterborough, PE1
3XD

A well-presented end-of-terrace home offering off-road parking for two vehicles, a modern kitchen, and versatile living space ideal for first-time buyers or investors. Providing well-planned accommodation, the property includes a flexible third bedroom perfectly suited as a home office, nursery, dressing room, or even a compact toddler bedroom. With a bright lounge/dining room, generous rear garden, gas central heating, uPVC double glazing and Council Tax Band A, this home delivers excellent value and practicality close to local shops, schools and transport links.

This well-presented end-of-terrace home offers a superb blend of comfort, practicality and modern living — an excellent opportunity for first-time buyers or investors seeking a move in ready property.

The ground floor features a bright and welcoming lounge/dining room, enhanced by wood flooring for a warm, low maintenance finish alongside a kitchen/breakfast room, perfect for everyday dining.

A useful utility/storage area adds further practicality, while a downstairs cloakroom enhances convenience.

Upstairs, the property offers two main bedrooms plus the flexible third room, alongside a family bathroom.

Originally designed as a two-bedroom layout, it has been thoughtfully reconfigured to include a highly versatile third room, adding a valuable dimension to the property.

This additional space works beautifully as a home office for remote working, a nursery for young families, a dressing room for added storage and convenience, or even a compact toddler bedroom — offering flexibility that adapts effortlessly as your lifestyle evolves.

Externally, the home benefits from off-road parking for two vehicles — a highly sought-after feature locally — and a generous enclosed rear garden, mainly laid to lawn with a patio area ideal for relaxing or entertaining. A brick-built external store provides secure additional storage.

Further advantages include gas central heating, uPVC double glazing, and Council Tax Band A (£1,457 per year), helping to keep running costs low. Conveniently located close to local shops, schools and transport links, this property delivers an appealing combination of convenience, comfort and value.

Entrance Hall
1.95 x 1.33 (6'4" x 4'4")
Living/Dining Room
4.60 x 4.05 (15'1" x 13'3")

Kitchen
3.94 x 2.10 (12'11" x 6'10")

Rear Porch
0.91 x 2.55 (2'11" x 8'4")

WC
1.57 x 0.84 (5'1" x 2'9")

Landing
1.93 x 1.62 (6'3" x 5'3")

Master Bedroom
3.60 x 3.23 (11'9" x 10'7")

Bathroom
1.92 x 1.47 (6'3" x 4'9")

Bedroom Two
2.32 x 3.04 (7'7" x 9'11")



Bedroom Three
2.22 x 3.00 (7'3" x 9'10")
Storage Shed
1.76 x 2.38 (5'9" x 7'9")

EPC - D
68/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: Yes - Asbestos on shed roof
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: Not Known
Holiday home rental: No
Restrictive covenant: Not Known
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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Main
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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

