

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

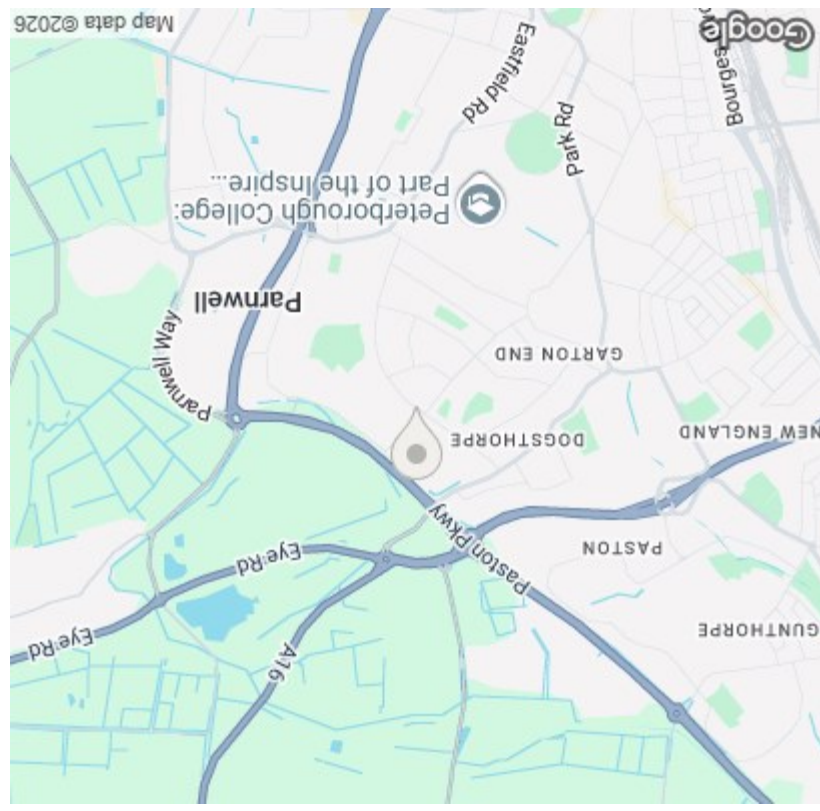
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

England & Wales
EU Directive
2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan



Eastern Avenue
Dogsthorpe, Peterborough, PE1 4PU

Guide Price £220,000 - Freehold , Tax Band - A



Eastern Avenue

Dogsthorpe, Peterborough, PE1 4PU

GUIDE PRICE £220,000 - £230,000

Eastern Avenue in Dogsthorpe, Peterborough offers a fantastic opportunity for first-time buyers or growing families. This modern semi-detached home is beautifully presented throughout and features two to three versatile bedrooms, making it adaptable to your needs. Located within walking distance of local amenities and schools, it also boasts excellent access to the A47 and is just a short distance from Peterborough City Centre. The property includes a block-paved driveway with space for at least two cars, adding convenience to its long list of appealing features.

Nestled in the heart of Dogsthorpe, Peterborough, this beautifully presented semi-detached home on Eastern Avenue offers a perfect blend of modern living and practical design. The ground floor boasts a welcoming lounge that flows effortlessly into a bright dining area, creating an ideal space for both relaxing and entertaining. A well-equipped kitchen sits separately, providing a functional layout that enhances the flow of the home.

Upstairs, the property features three well-proportioned bedrooms, including a spacious master bedroom and two additional rooms that can serve as children's rooms, guest spaces, or even a home office. The contemporary shower room is thoughtfully positioned off the central landing, offering convenience and style. The layout has been carefully considered to maximise space and comfort, making this home an excellent choice for first-time buyers or growing families. With the added benefit of off-road parking on a block-paved driveway, proximity to local amenities, schools, the A47, and Peterborough City Centre, this property presents an exceptional opportunity for those seeking a move-in-ready home in a well-connected location.

Lounge
2.75 x 5.77 (9'0" x 18'11")

Diner
2.91 x 2.60 (9'6" x 8'6")

Kitchen
2.79 x 3.06 (9'1" x 10'0")

Landing
1.66 x 2.57 (5'5" x 8'5")

Master Bedroom
3.25 x 3.07 (10'7" x 10'0")

Shower Room
1.23 x 2.62 (4'0" x 8'7")

Bedroom Two
2.72 x 3.18 (8'11" x 10'5")

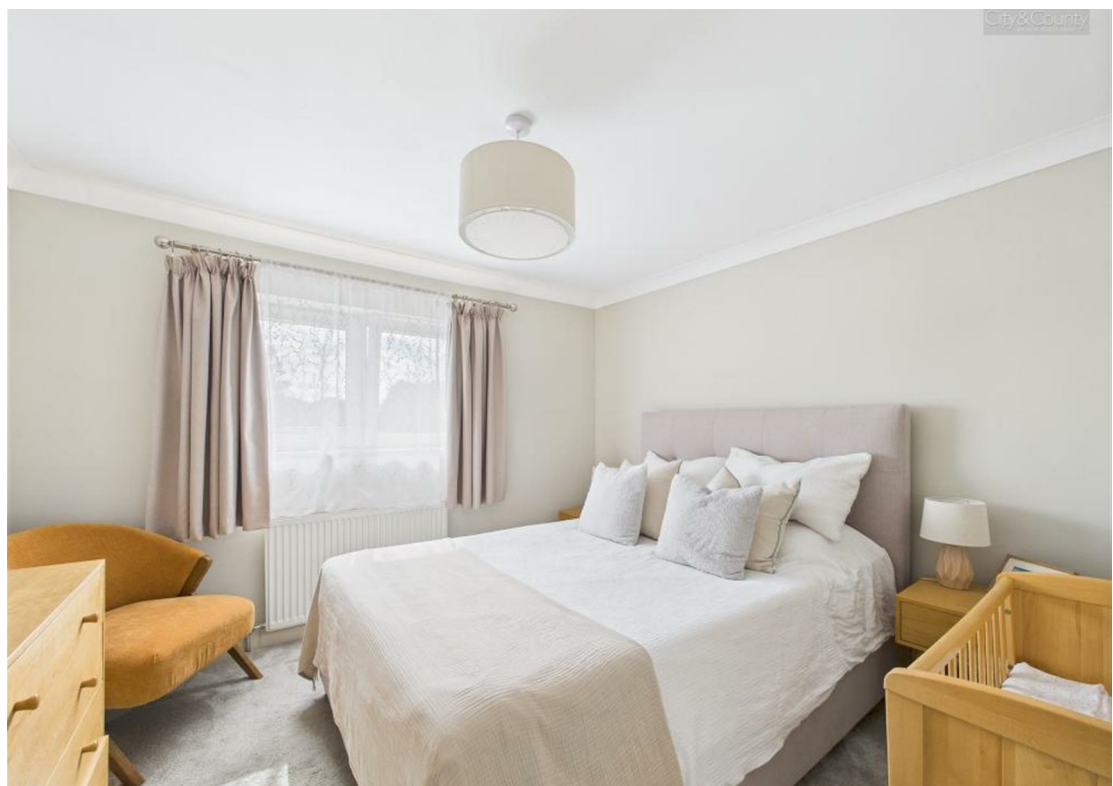
Bedroom Three
2.72 x 2.51 (8'11" x 8'2")

EPC - C
71/86

Tenue - 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: Yes
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, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl
Internet Speed: up to 1800Mbps
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.

