



PropertyLine



## 26 Ash Road

, Peterborough, PE1 4PF

Price Guide £200,000

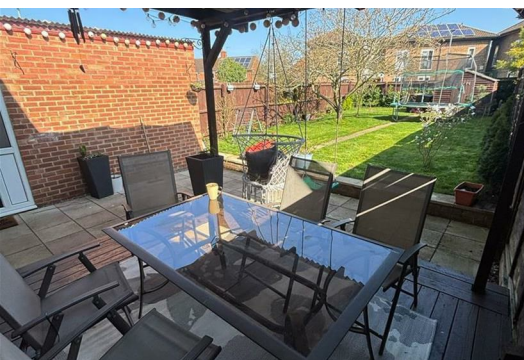


Nestled in the sought-after area of Dogsthorpe, this charming two-bedroom house on Ash Road presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a modern decorative style, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The two bedrooms are comfortably sized, providing ample room for personalisation and comfort. The bathroom is conveniently located, catering to the needs of a small family or couple. One of the standout features of this property is the off-road parking, a valuable asset in this popular area. Additionally, the home is offered with no chain, allowing for a smooth and efficient purchase process.

The location is particularly advantageous, with schools and shops just a short distance away, making daily errands and family life more convenient. This property is not just a house; it is a place where you can create lasting memories.

In summary, this delightful home on Ash Road is a fantastic find in Peterborough, combining modern living with practicality in a vibrant community. Do not miss the chance to make it your own.



### Entrance Hall

Upvc double glazed door and window to side, radiator, tiled flooring, central heating thermostat, textured ceiling, stairs to first floor landing

### Lounge 20'3 x 11'5 (6.17m x 3.48m)

Upvc double glazed window to front, and Upvc double glazed window to rear, feature gas fireplace with wooden surround, two radiators, carpet, telephone point, TV point, textured ceiling, door leading to:

### Kitchen 10'6 x 9'7 (3.20m x 2.92m)

L-shaped room, Upvc double glazed window to rear, fitted with a matching range of base and eye level units with worktop over, one and a quarter bowl stainless steel sink unit with single drainer and stainless steel mixer tap, space for fridge/freezer, automatic washing machine and cooker, tiled flooring, Upvc double glazed entrance door to:

### Lean To 14'5 x 5'0 (4.39m x 1.52m)

Upvc double glazed entrance door to front and rear door with matching side panel to garden, door to:

### First Floor Landing

Upvc double glazed window to side, carpet, access to loft space, door leading to all rooms.

### Bedroom One 14'10 x 9'5 (4.52m x 2.87m)

Two Upvc double glazed windows to front, radiator, carpet, TV point, coving to ceiling.

### Bedroom Two 10'5 x 9'2 (3.18m x 2.79m)

Upvc double glazed window to rear, radiator, carpet, wall mounted gas boiler serving heating system and domestic hot water.

### Bathroom

Upvc double glazed window to rear, fitted with a three piece white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, fully tiled, low level W/C, radiator, textured ceiling.

### Outside

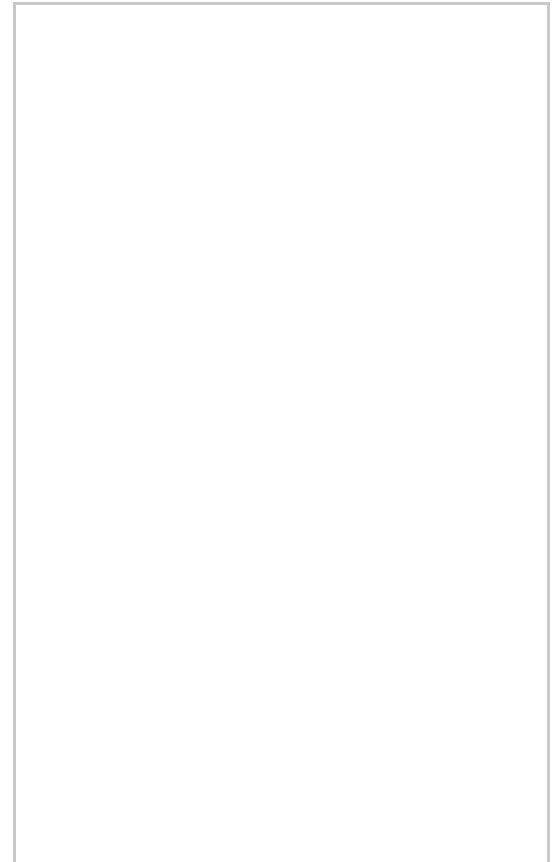
Open plan front garden, mainly laid to gravel, off-road parking. Enclosed rear garden with patio seating area, enclosed by wooden panelled fencing.

Please be aware this property is currently tenanted.

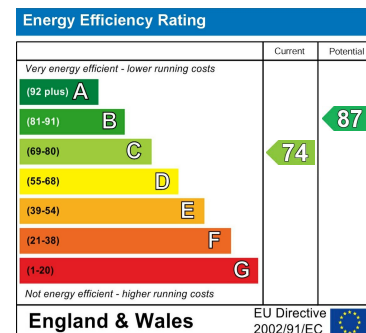
### Area Map



### Floor Plans



### Energy Efficiency Graph



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