



149 Western Avenue Peterborough PE1 4HU

Guide price £185,000



****Viewing Day** Saturday 28th of March **10:00AM - 12:00PM** Please Call To Reserve Your Viewing Slot**
GUIDE PRICE £185,000 - £190,000**

Situated in the popular and well-established area of Dogsthorpe, this well-presented two bedroom semi-detached home offers an excellent opportunity for first time buyers and buy-to-let investors alike.



The accommodation is arranged over two floors and briefly comprises an entrance hall, a spacious lounge/diner and a fitted kitchen to the ground floor. To the first floor there are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is an enclosed garden offering a private outdoor space, ideal for relaxing, entertaining or further landscaping.

Dogsthorpe is a well-connected residential location with easy access to Peterborough city centre and Peterborough Railway Station, which provides fast rail links to London and other major cities. A variety of local shops, supermarkets, parks and everyday amenities are all within close reach.

The property is also conveniently located for several local schools including Dogsthorpe Academy, Thomas Deacon Academy, and All Saints Primary School, making it well suited for families.

Accommodation comprises:

- Entrance Hall
- Lounge/Diner
- Kitchen
- Two Double Bedrooms
- Family Bathroom

Outside:

- Driveway providing off-road parking
- Enclosed rear garden

Further benefits include gas central heating and double glazing.

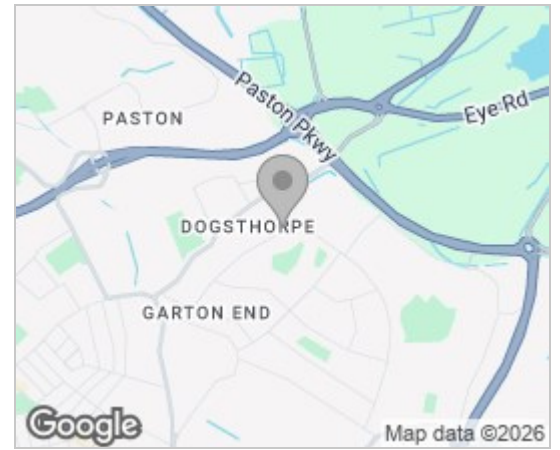
Additional Information:

Council Tax Band: A
Energy Performance Rating: C

In our valuer's opinion, this property represents an excellent opportunity for both first time buyers looking to step onto the property ladder and investors seeking a well-located rental property within easy reach of the city centre.

Early viewing is highly recommended.

Area Map



Floor Plans



Energy Efficiency Graph

