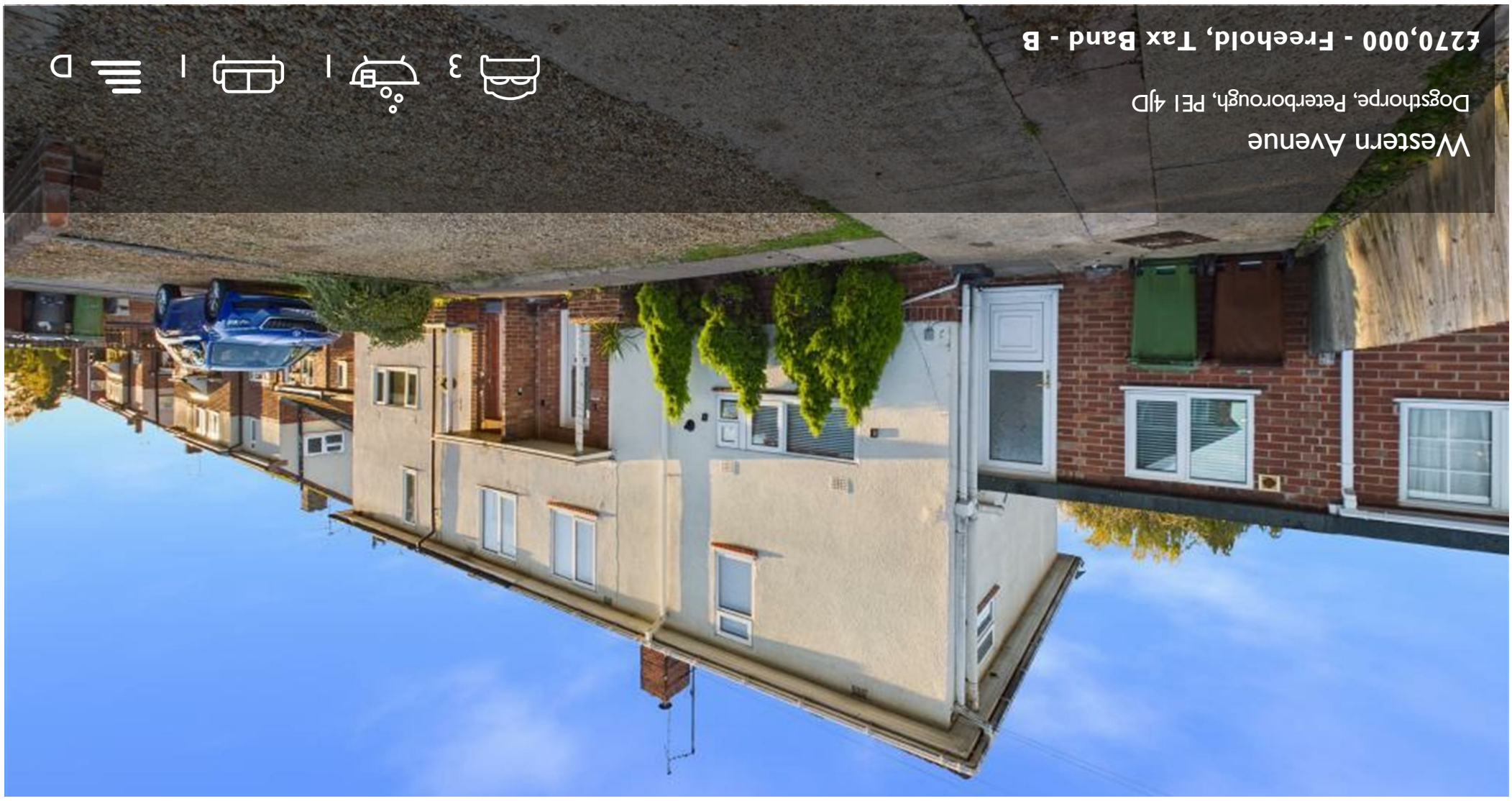


Western Avenue

Dogsthorpe, Peterborough, PE1 4JD

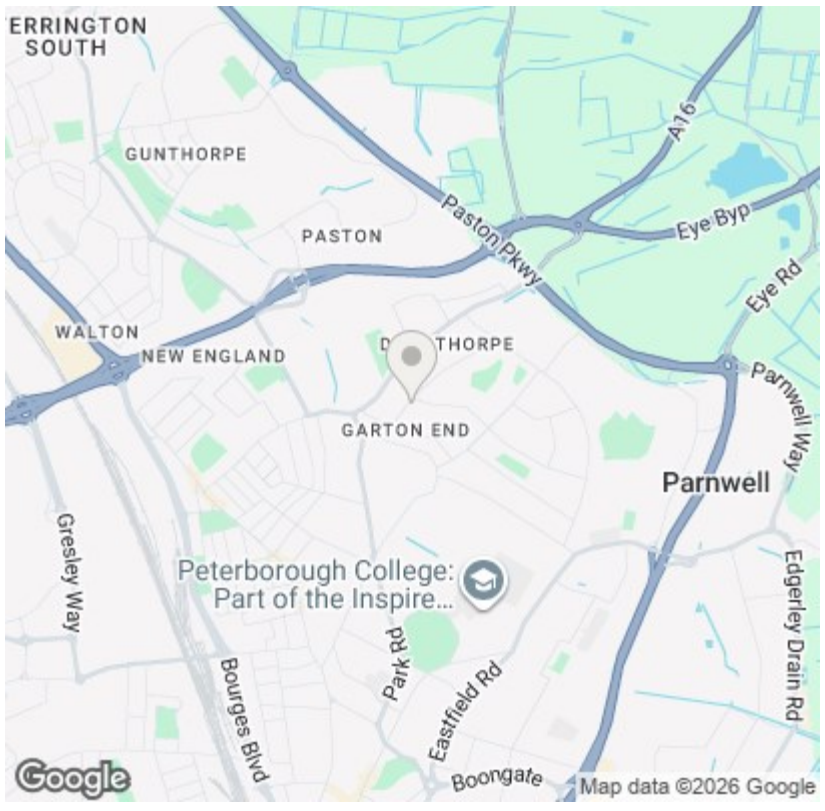
£270,000 - Freehold, Tax Band - B

3 | | D

Floor Plan



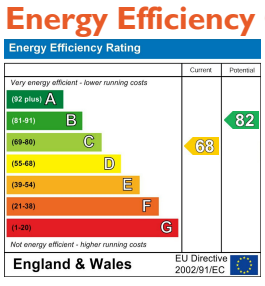
Area Map



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.

Western Avenue

Dogsthorpe, Peterborough, PE1 4JD

Situated within the popular residential area of Dogsthorpe, this attractive three bedroom semi detached family home offers well proportioned accommodation, versatile living space and excellent potential for first time buyers and growing families alike. The property benefits from an open plan kitchen and dining area flowing through to a welcoming living room with a cosy log burner, a separate downstairs study or snug, utility room with WC, three first floor bedrooms, a private enclosed rear garden and a generous driveway providing off road parking for up to three vehicles.

Upon entering, the entrance hall provides access to the main living accommodation, with the impressive open plan layout creating a sociable and practical environment for everyday family life and entertaining. The kitchen and dining area offers plenty of space for both cooking and dining, opening through to the comfortable living room where the log burner provides an attractive focal point and a lovely setting to relax. Further ground floor accommodation includes a useful study or snug, ideal for home working or as an additional reception space, together with a separate utility room incorporating a WC. To the first floor, the landing leads to three well proportioned bedrooms and the family bathroom. Outside, the property continues to impress with a private enclosed rear garden, offering a pleasant space to enjoy during the warmer months, whilst the driveway to the front provides parking for up to three vehicles. Dogsthorpe is a well established residential area of Peterborough, offering a good range of everyday amenities including local shops, convenience stores, cafés, public houses and schools, with regular bus services providing access to Peterborough city centre and its wider range of shopping, leisure and transport facilities. Combining a convenient location with versatile accommodation and excellent parking, this is a fantastic opportunity to acquire a welcoming home in a popular part of the city.

Entrance Hall
1.90 x 3.49 (6'2" x 11'5")

Living Room
4.22 x 3.51 (13'10" x 11'6")

Kitchen/Dining Room
6.20 x 3.35 (20'4" x 10'11")

Hallway
4.97 x 1.03 (16'3" x 3'4")

Study/Snug
2.39 x 1.68 (7'10" x 5'6")

WC/Utility Room
2.40 x 1.71 (7'10" x 5'7")

Landing
1.96 x 2.59 (6'5" x 8'5")

Master Bedroom
3.53 x 3.36 (11'6" x 11'0")

Bathroom
1.96 x 1.69 (6'5" x 5'6")

Bedroom Two
3.52 x 3.51 (11'6" x 11'6")

Bedroom Three
2.61 x 2.52 (8'6" x 8'3")

EPC - D
68/82



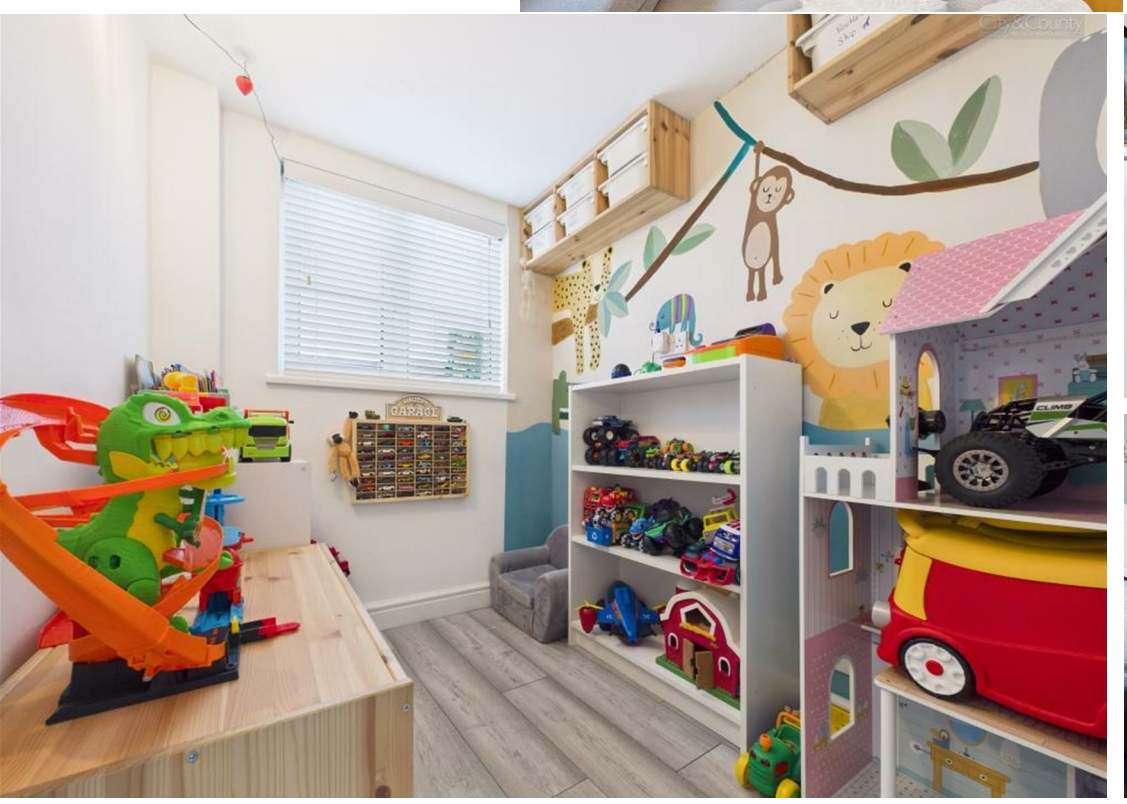
















Tenure - Freehold

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: 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, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Wood Burner
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, 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.

