



**Dudley Avenue, Peterborough PE4 6QT**

**welcome to**

## **Dudley Avenue, Peterborough**

Please welcome this wonderfully presented THREE BEDROOM SEMI DETACHED HOME located in the wonderful Location of Walton this lovely property offers the perfect opportunity for buyers of any position. This property offers a large front LOUNGE with sliding doors leading you to an EXTRA RECEPTION ROOM. The lounge also leads you into the sizeable and well-presented KITCHEN and double doors leading you ton another RECEPTION/DINNING ROOM. Benefiting from a large utility and downstairs W/C there is also potential for investment opportunities as the property benefits from two separate entrances. Upstairs benefits from three extremely well-presented bedrooms as well as an impressive FOUR PIECE BATHROOM, with your very own Jacuzzi! The exterior benefits from a sizeable and private REAR GARDEN as well as a gated DRIVEWAY to the front & also SOLAR PANELS. Viewings on this amazing property are highly advised for all buyers.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

19' 3" x 11' 5" ( 5.87m x 3.48m )

**Dining Room**

13' 3" x 9' 8" ( 4.04m x 2.95m )

**Third Reception Room**

12' 2" x 9' 4" ( 3.71m x 2.84m )

**Kitchen Plus Bay**

19' 7" x 7' 6" ( 5.97m x 2.29m )

**First Floor And Landing**

**Bedroom One**

16' 6" x 10' 5" ( 5.03m x 3.17m )

**Bedroom Two**

9' 9" x 8' 3" ( 2.97m x 2.51m )

**Bedroom Three**

8' 4" x 8' 3" ( 2.54m x 2.51m )

**Family Bathroom**

**Driveway**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Dudley Avenue, Peterborough

- THREE BEDROOMS
- GATED DRIVEWAY
- SEMI DETACHED
- FOUR PIECE BATHROOM
- POTENTIAL INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG122202](http://williamhbrown.co.uk/Property/PCG122202)



Property Ref:  
PCG122202 - 0006

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