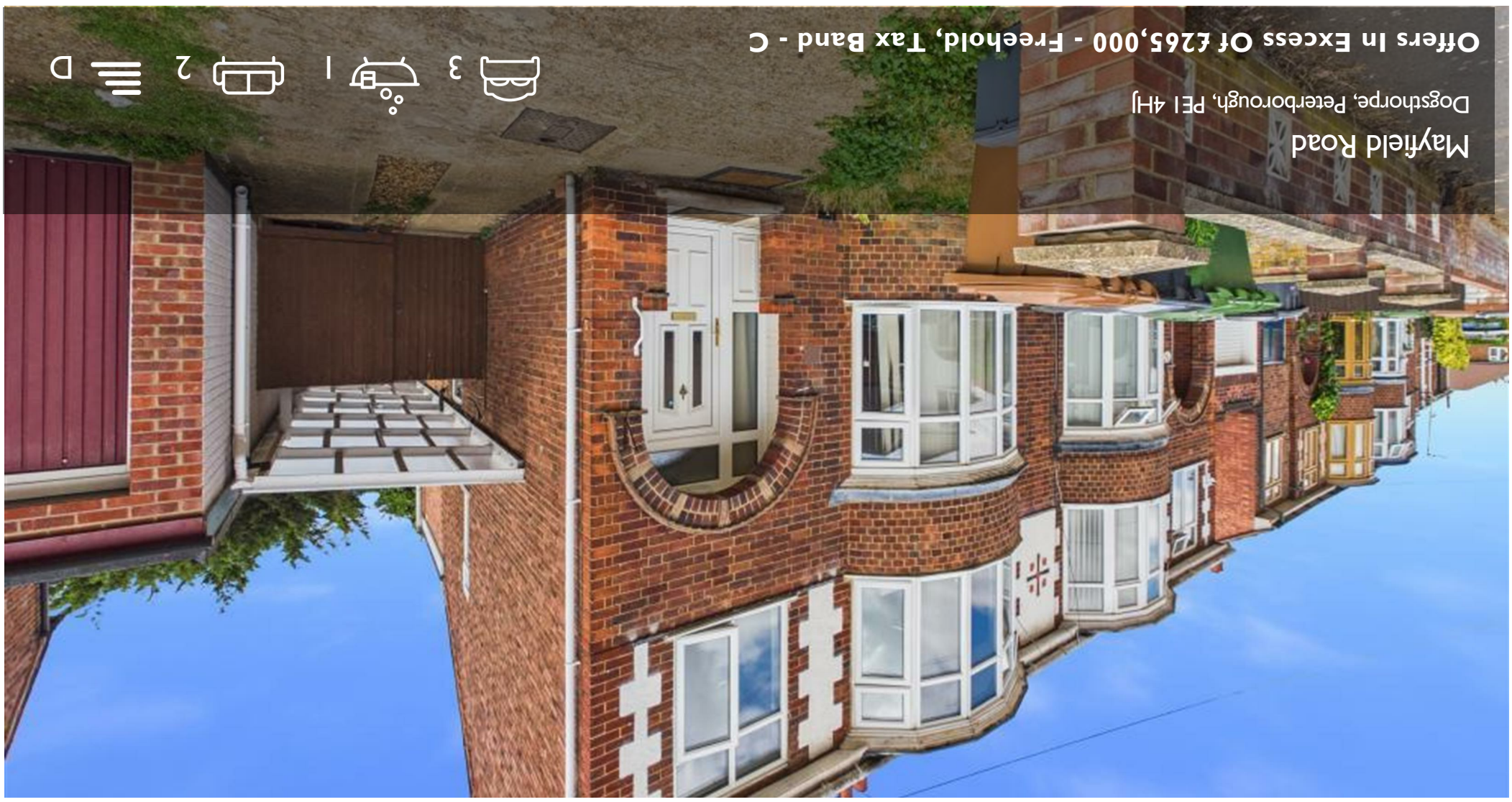


Mayfield Road

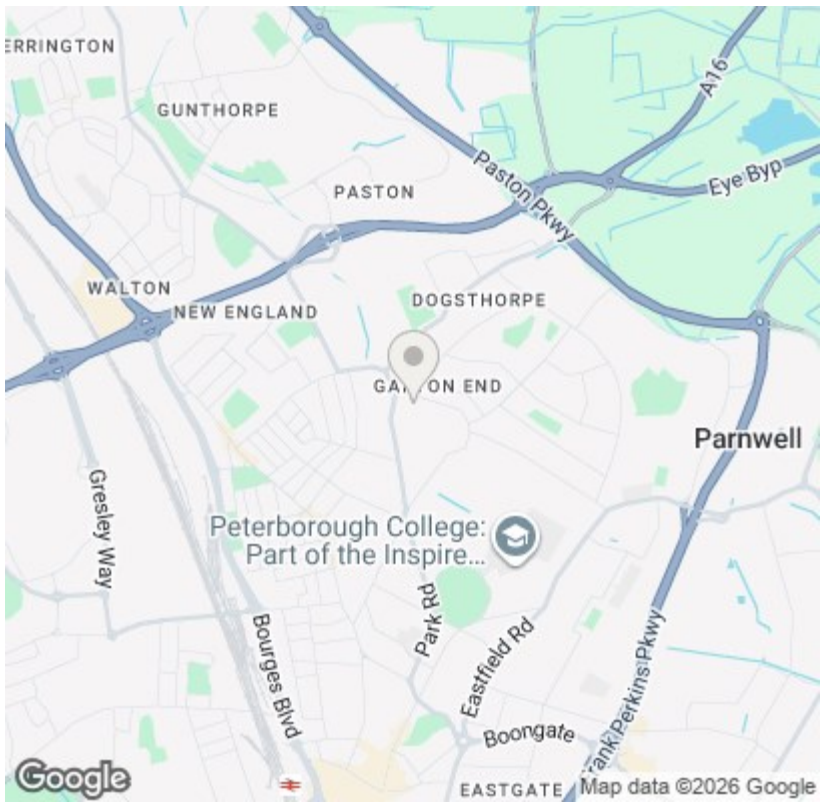
Dogsthorpe, Peterborough, PE1 4HJ

Offers In Excess Of £265,000 - Freehold, Tax Band - C

3 | 1 | 2 | D

Floor Plan

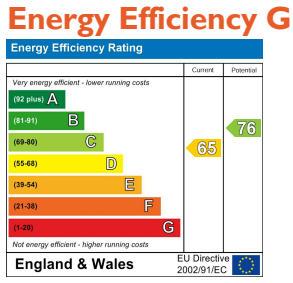
Area Map



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.

Mayfield Road

Dogsthorpe, Peterborough, PE1 4HJ

A well-presented three-bedroom semi-detached family home, offered for sale with no forward chain and benefiting from a generous rear extension, two reception rooms and a useful converted garage. The property provides excellent family accommodation arranged over two floors, complemented by a downstairs WC, upstairs bathroom with separate dressing area, driveway and car port. Externally, the property further benefits from an enclosed rear garden and front garden, making this an appealing home for families and buyers seeking versatile living space in a well-established residential setting.

The accommodation flows naturally from the entrance hall, which provides access to the principal reception areas and stairs rising to the first floor. To the front of the property is a spacious lounge featuring a bay window, while the dining room sits towards the rear and provides an ideal space for family meals and entertaining. The kitchen is positioned alongside the dining room and leads through to the extended living room at the rear, creating a particularly useful additional reception space overlooking the garden. A downstairs WC completes the ground floor. Upstairs, the landing provides access to three bedrooms, including a generous master bedroom with bay window, a further well-proportioned second bedroom and a third bedroom, together with a family bathroom and separate dressing area. Outside, the property enjoys a front garden, driveway and car port, while the enclosed rear garden provides a private outdoor space. A converted garage offers valuable additional versatility and could suit a variety of uses, subject to any necessary permissions.

Entrance Hall
1.79 x 4.15 (5'10" x 13'7")

Lounge
3.67 x 4.22 (12'0" x 13'10")

Dining Room
3.34 x 3.63 (10'11" x 11'10")

Living Room
2.90 x 2.51 (9'6" x 8'2")

Kitchen
2.11 x 4.38 (6'11" x 14'4")

WC
2.10 x 0.90 (6'10" x 2'11")

Landing
1.82 x 3.14 (5'11" x 10'3")

Master Bedroom
3.38 x 4.42 (11'1" x 14'6")

Bedroom Two
3.65 x 3.64 (11'11" x 11'11")

Dressing Area To Bathroom
1.22 x 1.83 (4'0" x 6'0")

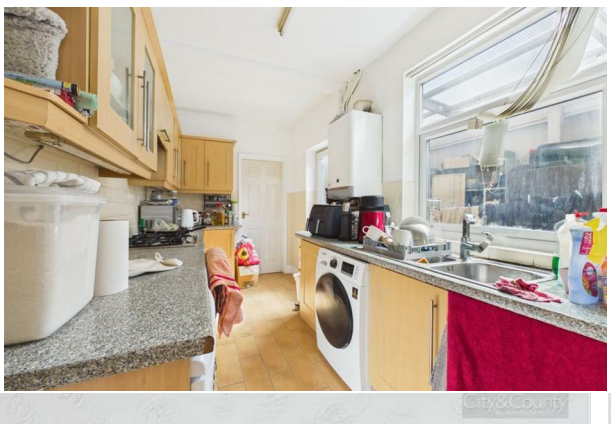
Bathroom
2.07 x 2.50 (6'9" x 8'2")

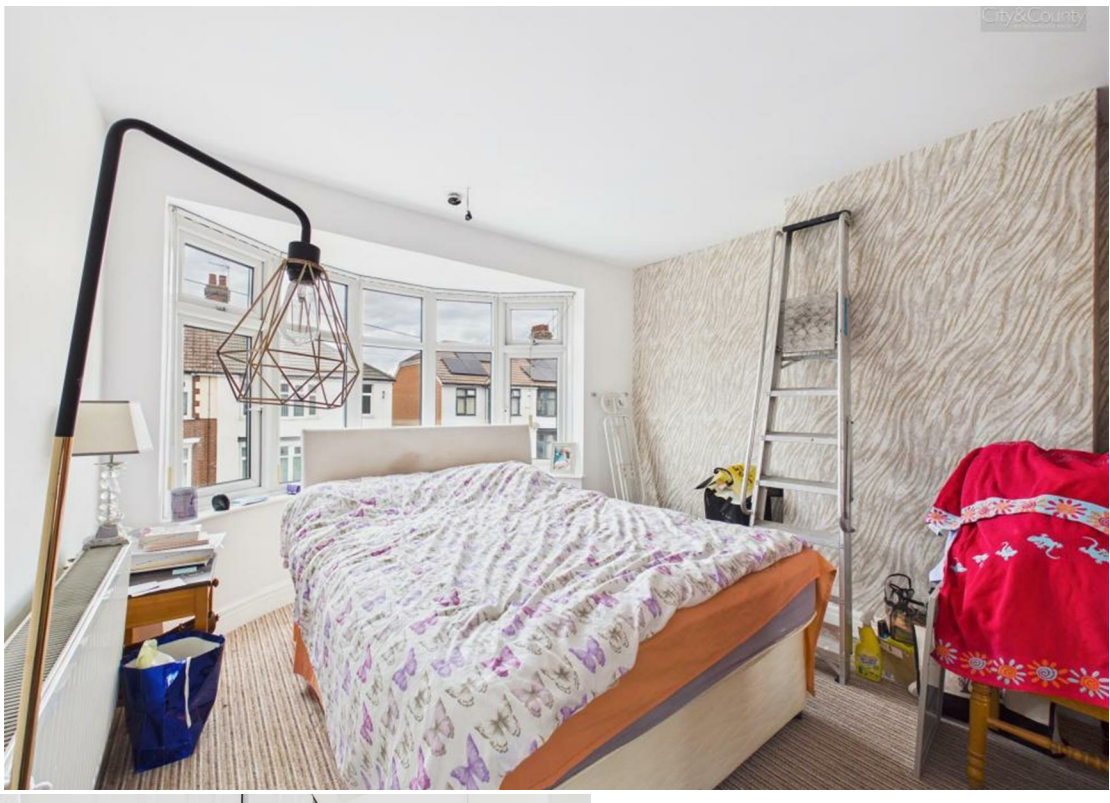
Bedroom Three
2.14 x 2.24 (7'0" x 7'4")

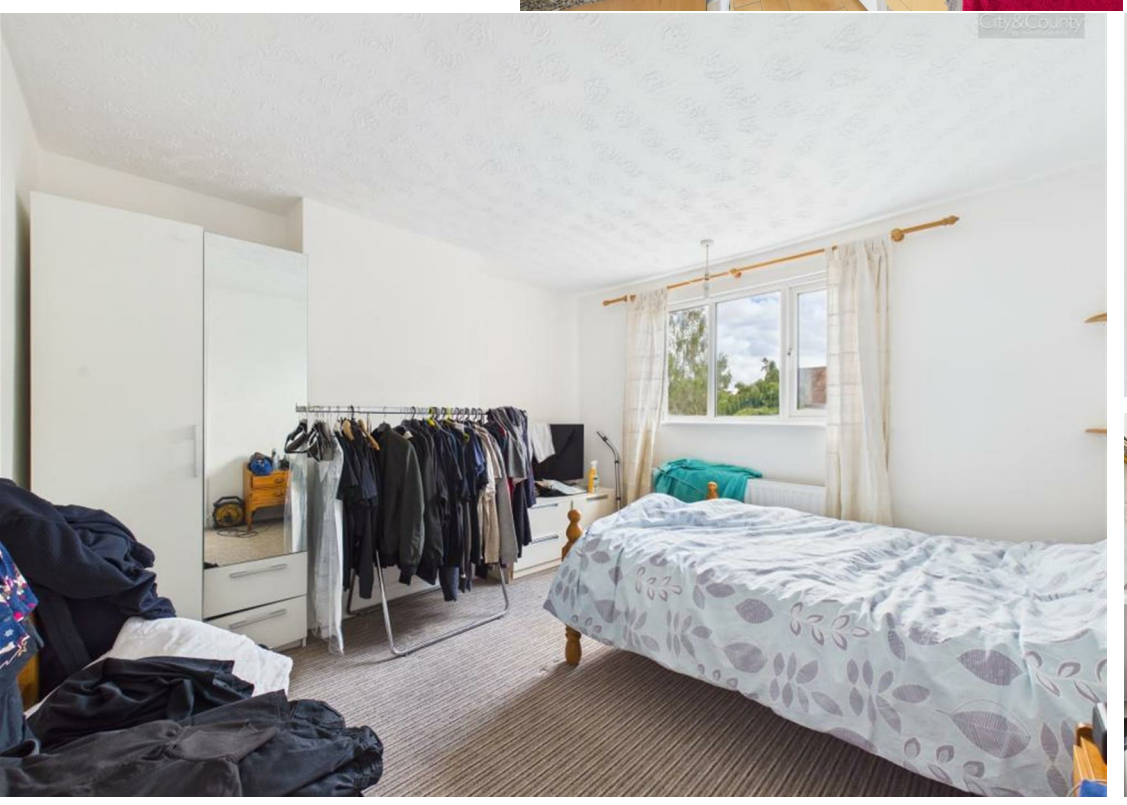
Converted Garage
2.37 x 4.67 (7'9" x 15'3")

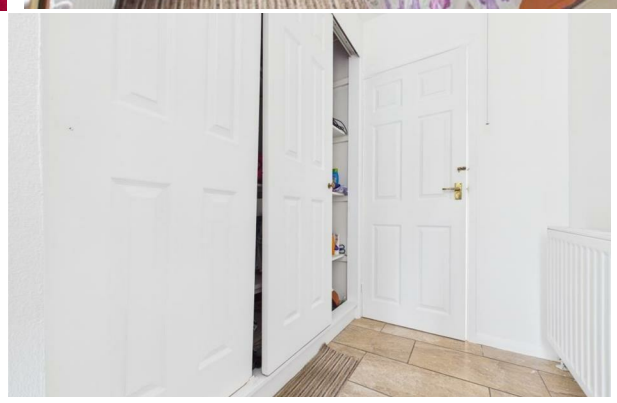
EPC - D
65/76

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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
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: Garage Carport, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL