



# St. Pauls Road

Dogsthorpe, Peterborough, PE1 3RN

\*\*\* GUIDE PRICE £155,000 - £165,000 \*\*\*

Situated within a central Peterborough location, this two bedroom terrace home presents an excellent opportunity for first time buyers and investors alike. Offering a spacious living dining room, separate kitchen, landscaped rear garden with storage shed and on street parking, the property is conveniently located close to local amenities and transport links.

This well proportioned two bedroom terrace home is ideally positioned within central Peterborough and offers comfortable accommodation throughout. The property is entered via an entrance hall leading into a generous open plan living dining room, providing ample space for both relaxing and entertaining. To the rear, the separate kitchen offers a range of storage units and worktop space with access to the rear garden. Upstairs, the landing leads to two well sized bedrooms, including a spacious master bedroom and a further second bedroom suitable for guests, children or a home office. The family bathroom is also located on the first floor and is fitted with a three piece suite. Outside, the landscaped rear garden provides an attractive outdoor space with the added benefit of a useful storage shed, while on street parking is available to the front. Conveniently located close to local amenities, schools and transport links, this property would make an ideal first time purchase or suitable investment opportunity.

**Entrance Hall**  
1.19 x 0.99 (3'10" x 3'2")

**Lounge Diner**  
4.07 x 7.38 (13'4" x 24'2")

**Kitchen**  
2.15 x 4.55 (7'0" x 14'11")

**Landing**  
0.80 x 0.75 (2'7" x 2'5")

**Master Bedroom**  
3.19 x 3.60 (10'5" x 11'9")

**Hallway**  
0.89 x 3.72 (2'11" x 12'2")

**Bedroom Two**  
2.53 x 3.65 (8'3" x 11'11")

**Bathroom**  
2.12 x 2.43 (6'11" x 7'11")

**EPC - C**  
70/77

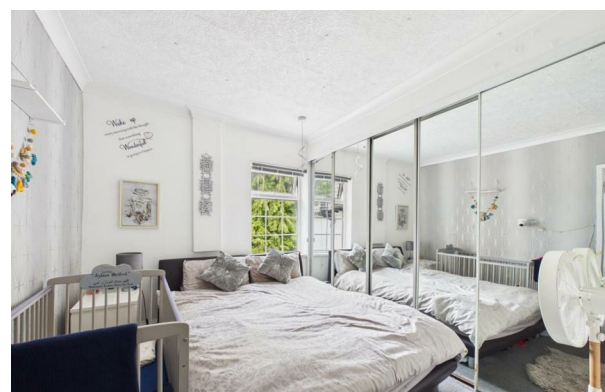
**Tenure - Freehold**

### 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: No Parking Available, Street Parking Permit Not Required  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: 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.

