



FITZJOHN
SALES & LETTINGS

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151 Eastern Avenue Peterborough PE1 4PU

Asking price £249,995



Three Bedroom Semi-Detached Family Home | South-Facing Garden | Soundproofed Outbuilding | Solar Panels | Allotment Access | £249,995



A well-presented three-bedroom semi-detached family home, ideally situated in the popular residential area of Dogsthorpe, Peterborough. Offering excellent versatility both inside and out, this property benefits from a modern open-plan kitchen/dining area, separate living room, two double bedrooms, a further single bedroom and a modern four-piece family bathroom.

The ground floor comprises a welcoming entrance hall, modern open-plan kitchen and dining area, providing an excellent social space for everyday family life and entertaining, together with a separate living room. To the first floor are two double bedrooms, a third single bedroom and a contemporary four-piece family bathroom.

Externally, the property benefits from a driveway providing parking for two vehicles and a particularly attractive mature south-facing rear garden. The enclosed garden features established pear, apple, plum and cherry trees, creating a lovely private outdoor space with the added benefit of home-grown fruit.

A real highlight is the double-skinned, soundproofed outbuilding, currently used as a music room. This versatile space could suit a variety of uses, including a home office, playroom, gym, studio, hobby room or beauty room, subject to any necessary permissions.

The property also benefits from solar panels that are fully owned, which the current owners advise generate approximately £500 per annum, whilst helping to keep household energy costs to a minimum.

Adding further appeal is gated rear access to an allotment, currently rented by the owners for approximately £75 per annum. There may be an opportunity for the new purchaser to continue with the allotment, subject to the relevant agreement and availability.

Dogsthorpe is a well-established and popular area of Peterborough, offering convenient access to local shops, schools, green spaces and the city centre. A number of primary and secondary education options are within easy reach, including Dogsthorpe Infant School, Welland Academy and Dogsthorpe Academy. Peterborough city centre is approximately 2 miles away, whilst Peterborough Railway Station is approximately 1.9 miles away, providing excellent rail connections for commuters and further travel.

With its combination of three bedrooms, modern living accommodation, generous south-facing garden, versatile soundproofed outbuilding, solar panels, two-car parking and potential allotment access, this is a property that offers considerably more than the typical three-bedroom semi-detached home.

Early viewing is highly recommended to appreciate everything this versatile family home has to offer.

Entrance Hall 2.67m (8'9") x 1.84m (6') Radiator, tiled flooring, stairs to first floor.

Living Room 4.10m (13'5") x 3.23m (10'7") Window to rear, radiator, wooden laminate flooring, TV point, double door.

Dining Area 2.88m (9'5") x 2.59m (8'6") Tiled flooring, open plan, double door.

Kitchen 4.85m (15'11") x 3.02m (9'11") Refitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in five ring hob, window to front, tiled flooring.

First Floor Landing 2.39m (7'10") x 1.37m (4'6") Fitted carpet.

Bedroom 1 3.91m (12'10") x 3.12m (10'3") Window to rear, radiator.

Bedroom 2 3.30m (10'10") x 2.80m (9'2") Window to rear, radiator.

Bedroom 3 3.04m (10') max x 2.85m (9'4") Window to front, radiator.

Bathroom 2.39m (7'10") x 2.31m (7'7") max Fitted with four piece suite comprising, panelled bath, pedestal wash hand basin, shower cubicle and low-level WC, tiled floor to ceiling, window to side, wood laminate flooring, heated towel rail.

Office/Music Room 4.45m (14'7") x 3.51m (11'6") Fitted carpet, wall light(s) with power connected.

Outside:

Enclosed by wooden panelled fence and mature hedge, patio with seating area, mainly laid to with flower and shrub borders, vegetable garden, soft fruit and gated to rear.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

