



**FITZJOHN**  
SALES & LETTINGS

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## 4 Western Avenue Peterborough PE1 4JD

Asking price £275,000



A well-presented three bedroom semi-detached home offering spacious accommodation, off-road parking for multiple vehicles and a private enclosed rear garden, ideal for families, first-time buyers or investors.



Situated in the popular residential area of Dogsthorpe, this property provides convenient access to local amenities, schools, transport links and Peterborough city centre.

The ground floor accommodation comprises a welcoming entrance hall, a convenient W/C, a comfortable lounge, a separate dining room ideal for family meals or entertaining, and a practical utility room providing additional storage and laundry space.

Upstairs, the first floor offers two generous double bedrooms, one single bedroom which could also be used as a home office or nursery, and a family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles. To the rear is a private enclosed garden, perfect for relaxing, entertaining, or family use.

This property represents a fantastic opportunity to purchase a spacious home in a well-established area of Peterborough.

## Area Map



## Floor Plans



## Energy Efficiency Graph

