



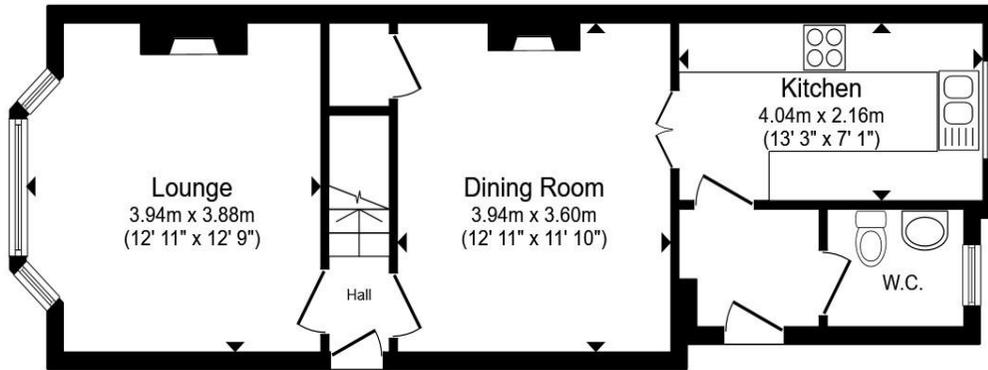
Welland Road, Dogsthorpe Peterborough PE1 3SJ

welcome to

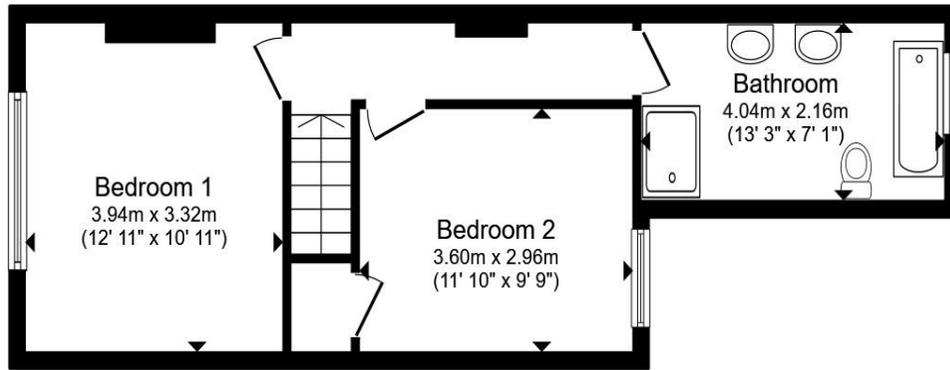
Welland Road, Dogsthorpe Peterborough

"A beautifully modernised two-bedroom semi-detached home situated within the established residential area of Dogsthorpe, Peterborough (PE1). Offered for sale with vacant possession and no onward chain, this well-presented property is an excellent opportunity for first-time buyers, downsizers or investors seeking a ready-to-move-into home. Upon entering, you are welcomed by a small entrance hallway providing access to two spacious and versatile reception rooms, offering flexible living and dining arrangements ideal for both relaxing and entertaining. The contemporary kitchen is well-appointed with modern fittings and benefits from the recent addition of a practical downstairs utility area and separate WC, enhancing everyday convenience. The kitchen also provides direct access to the rear garden, creating an excellent indoor-outdoor flow. To the first floor are two generous double bedrooms, both offering comfortable accommodation. A large modern four-piece family bathroom completes the upstairs layout, finished to a high standard. Externally, the property occupies a generous plot with extensive outdoor space to the rear, alongside a substantial driveway to the front a rare and highly practical feature within this part of Welland Road. Further benefits include a recently installed new roof, new windows and doors, and a fully boarded loft providing valuable additional storage."





Ground Floor



First Floor

Total floor area 88.6 m² (954 sq.ft.) approx

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.propertybox.io

welcome to

Welland Road, Dogsthorpe Peterborough

- No Chain
- Freehold
- Semi Detached
- Two Bed
- Turn Key

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123246



Property Ref:
PCG123246 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk