

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Dovecote Close, Dogsthorpe, Peterborough, PE1 3TQ**  
**Offers in excess of £160,000**  
**Freehold**

**\*RENOVATION PROJECT\* \*IDEAL FIRST TIME OR INVESTMENT PURCHASE\***

Regal Park are pleased to offer this 2 Bedroom Semi Detached House in the popular location of Dogsthorpe. The property is situated close to local amenities and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Conservatory, 2 Double Bedrooms, Bathroom.

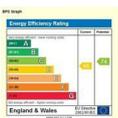
There is a shared Driveway to the side providing off road parking, leading to a Single Garage.

Enclosed rear garden.

Viewings Highly Recommended.

**NO CHAIN.**

EPC: D





### Entrance Hall

Laminate flooring, stairs, wall mounted gas heater, door to:

### Lounge/Dining Room

16'2" x 12'0" (4.92m x 3.66m)

UPVC double glazed window to front, coal effect gas fireplace with brick built surround, double radiator, laminate flooring, telephone point, TV point, under-stairs storage cupboard, door to:

### Kitchen

9'10" x 12'0" (3.00m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted combi boiler, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring electric hob with extractor hood over, hardwood single glazed window, double radiator, vinyl flooring, hardwood door to:

### Conservatory

7'2" x 10'2" (2.18m x 3.10m)

Half brick and uPVC double glazed construction with uPVC double glazed windows and polycarbonate roof, vinyl flooring, uPVC double glazed door to garden.

### Stairs and Landing

Fitted carpet, door to:

### Bedroom 1

10'4" x 12'1" (3.15m x 3.68m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bedroom 2

9'11" x 12'1" (3.02m x 3.68m)

UPVC double glazed window, radiator, fitted carpet, over-stairs storage cupboard.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with cupboards under and close coupled WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

### Outside

There is a gravel shared Driveway to the side providing off road parking, leading to a single garage with metal up and over door.

The rear garden has a patio area, lawn area, mature flowers and trees.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.