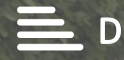




24 Cerris Road  
Dogsthorpe PE1 4HR  
Guide price £230,000



## 24 Cerris Road Dogsthorpe PE1 4HR

Guide Price: £230,000 - £250,000 - Offered for sale with no upward chain is this established semi detached, extended family home situated on Cerris Road, Dogsthorpe, Peterborough. In need of some improving, the property is situated in a popular residential area close to local amenities with good transport links nearby.

Entering from the front, lead into a small porch with further door into the hallway with stairs leading to the first floor, from here, door gives access into a generous sized family lounge with fireplace surround, window overlooking the rear garden, to the side, archway provides access into the dining area with patio door leading into the sun room. Well appointed kitchen off the hall, benefits from an ample range of wall and floor units and benefitting from a built in kitchen with fitted gas hob, plumbing for washing machine and space for fridge freezer, door to side provides access into the side passageway providing access to two store rooms and, a WC, doors also from the passageway provides access to both front & rear gardens.

Venturing upstairs, access leads to two double bedrooms and a single bedroom, and a three piece family bathroom.

Outside, established front and rear gardens.

Tenure: Freehold  
Council Tax Band: B





Porch:

Entrance Hall:

Family Lounge:  
19'8" x 11'5" max (6.00m x 3.49m max)

Dining Room:  
9'10" x 10'11" (3.02m x 3.34m)

Sun Room:  
5'7" x 10'11" (1.72m x 3.35)

Kitchen:  
9'11" x 10'11" (3.03m x 3.35)

First Floor & Landing:

Bedroom 1:  
11'6" plus door recess x 11'5" (3.53m plus door recess x 3.50m)

Bedroom 2:  
11'6" plus door recess x 10'11" (3.51m plus door recess x 3.34m)

Bedroom 3:  
8'4" x 8'2" max (2.56m x 2.50m max)

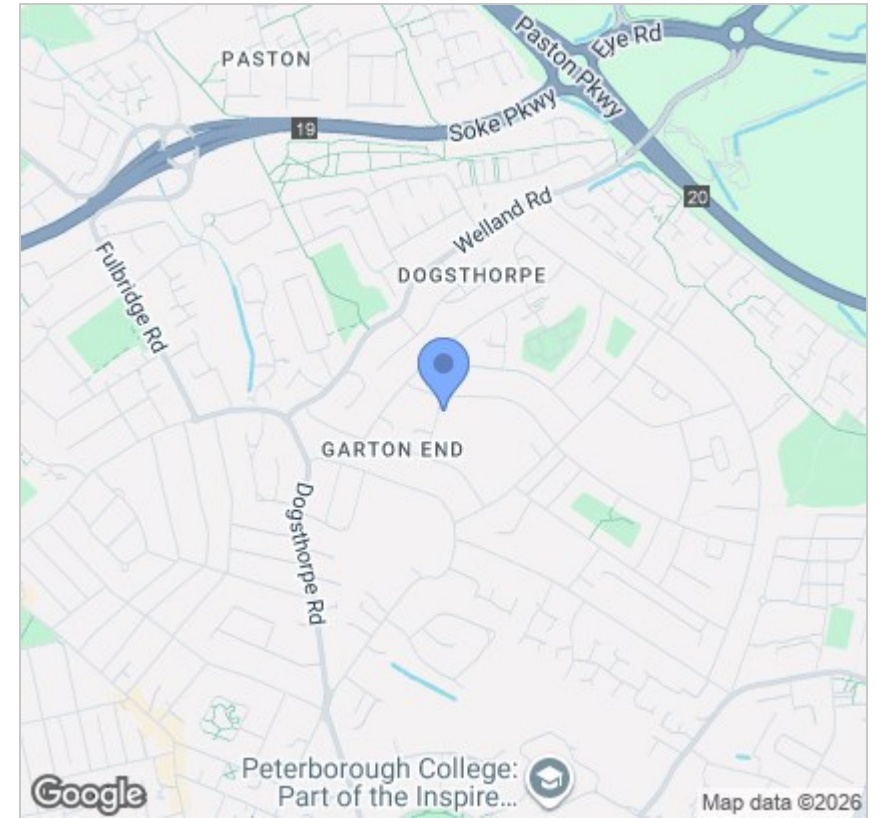
Family Bathroom:



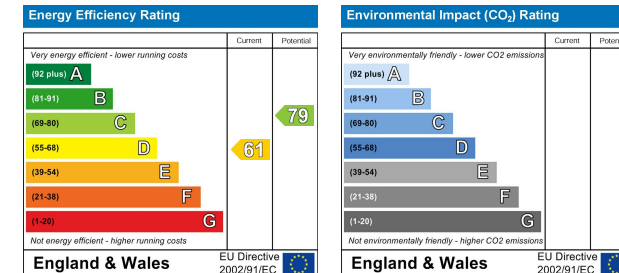
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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