



Dudley Avenue, Peterborough PE4 6QT

welcome to

Dudley Avenue, Peterborough

Please welcome this wonderfully presented THREE BEDROOM SEMI DETACHED HOME located in the wonderful Location of Walton this lovely property offers the perfect opportunity for buyers of any position. This property offers a large front LOUNGE with sliding doors leading you to an EXTRA RECEPTION ROOM. The lounge also leads you into the sizeable and well-presented KITCHEN and double doors leading you to another RECEPTION/DINNING ROOM. Benefiting from a large utility and downstairs W/C there is also potential for investment opportunities as the property benefits from two separate entrances. Upstairs benefits from three extremely well-presented bedrooms as well as an impressive FOUR PIECE BATHROOM, with your very own Jacuzzi! The exterior benefits from a sizeable and private REAR GARDEN as well as a gated DRIVEWAY to the front & also SOLAR PANELS. Viewings on this amazing property are highly advised for all buyers.





Ground Floor



First Floor

Entrance Hall

Lounge

19' 3" x 11' 5" (5.87m x 3.48m)

Dining Room

13' 3" x 9' 8" (4.04m x 2.95m)

Third Reception Room

12' 2" x 9' 4" (3.71m x 2.84m)

Kitchen Plus Bay

19' 7" x 7' 6" (5.97m x 2.29m)

First Floor And Landing

Bedroom One

16' 6" x 10' 5" (5.03m x 3.17m)

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

Family Bathroom

Driveway

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.focalagent.com

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- THREE BEDROOMS
- GATED DRIVEWAY
- SEMI DETACHED
- FOUR PIECE BATHROOM
- POTENTIAL INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122202



Property Ref:
PCG122202 - 0005

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.

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