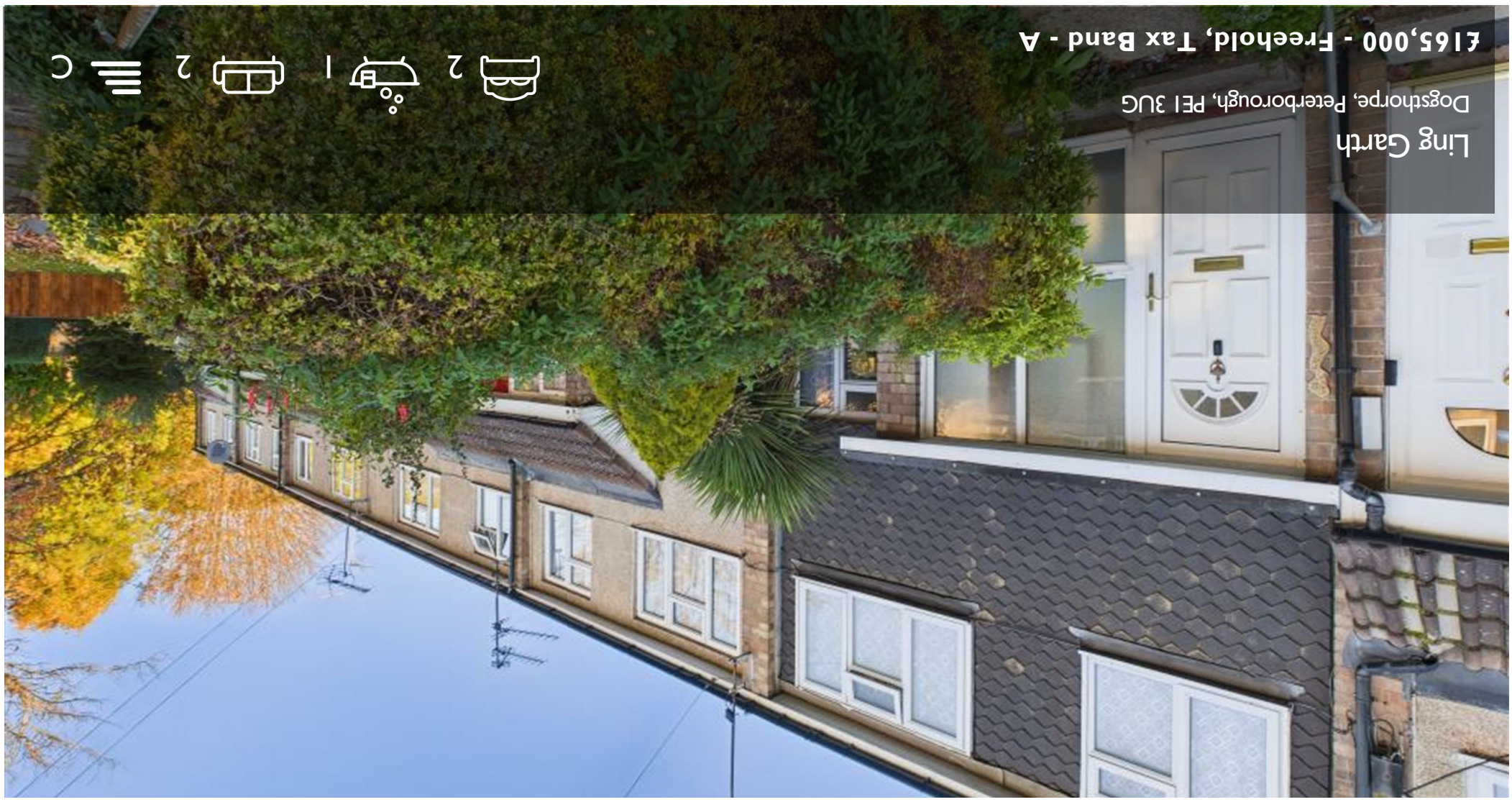


Ling Garth

Dogsthorpe, Peterborough, PE1 3UG

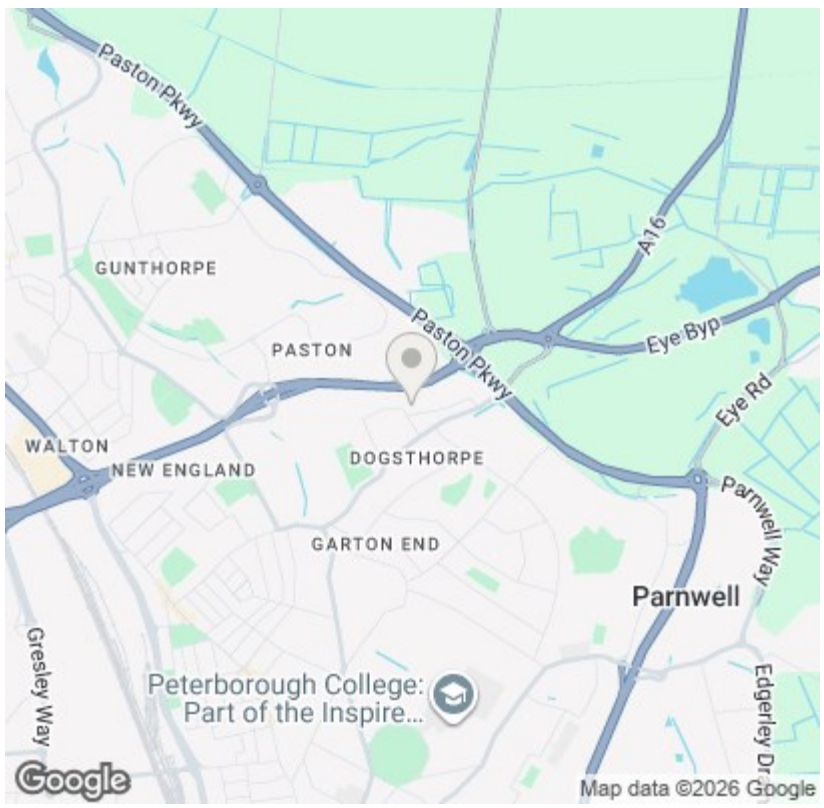
£165,000 - Freehold, Tax Band - A

2 1 2 C

Floor Plan



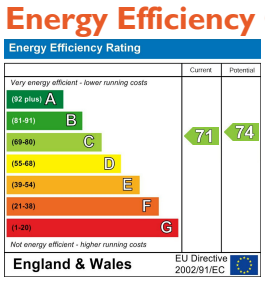
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Ling Garth

Dogsthorpe, Peterborough, PE1 3UG

This spacious mid terraced house on Ling Garth in Dogsthorpe offers well-planned two bedroom accommodation with a living room, separate dining room, kitchen and utility room. Benefiting from gas central heating, air conditioning to the main living area, newly fitted internal doors, ample storage and a low maintenance rear garden, it would make an ideal first time buy or investment purchase.

Welcome to Ling Garth, a spacious mid terraced house in the popular Peterborough suburb of Dogsthorpe, which has been well maintained and is offered in superb move in ready condition. The property opens into a practical entrance hallway, with the staircase rising to the first floor and a handy understairs area adding to the home's ample storage space. From here you step into the generous living room, a bright and inviting main living area with a feature fireplace, a large front-facing window and the added comfort of air conditioning, making it ideal for relaxing in all seasons. Flowing on from the living room is the dining room, a versatile space perfect for family meals and entertaining, with sliding doors that bring in plenty of natural light and make the most of the garden outlook. Adjacent to the dining room is the well-proportioned kitchen, which offers plenty of worktop and storage space and leads through to a rear hallway providing access to the outside and to a useful utility room, ideal for laundry appliances and keeping the kitchen clutter free. Upstairs, the landing gives access to two well-presented double bedrooms, with the master bedroom enjoying an excellent amount of space and twin windows, and the second bedroom benefiting from a built-in storage cupboard. Completing the first floor is the modern family bathroom, which features a separate shower cubicle, WC and wash basin. The home benefits from gas central heating throughout, as well as recently fitted new internal doors that give a fresh, contemporary feel to every room. Outside, the low maintenance rear garden provides a pleasant outdoor space to enjoy without the burden of constant upkeep. Offering comfortable, well-planned accommodation in a convenient location, this ready to move into home would make an ideal first time buy or an excellent investment purchase, and early viewing is highly recommended.

Entrance Hall
2.42 x 1.02 (7'11" x 3'4")

Living Room
3.52 x 3.29 (11'6" x 10'9")

Dining Room
2.23 x 3.61 (7'3" x 11'10")

Kitchen
2.06 x 3.73 (6'9" x 12'2")

Hallway
2.18 x 1.06 (7'1" x 3'5")

Utility Room
2.14 x 1.50 (7'0" x 4'11")

Landing
1.87 x 2.24 (6'1" x 7'4")

Master Bedroom
4.68 x 3.01 (15'4" x 9'10")

Bathroom
1.70 x 2.47 (5'6" x 8'1")

Bedroom Two
2.87 x 4.71 (9'4" x 15'5")





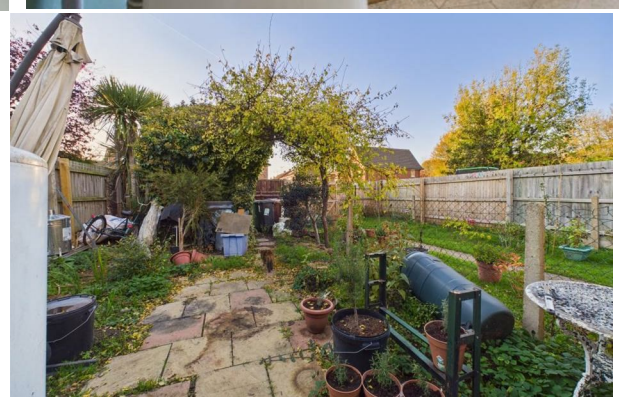














EPC - C
71/74

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park - No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL