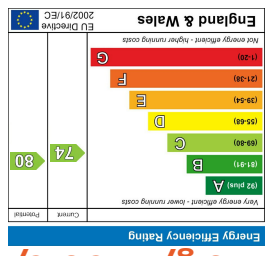


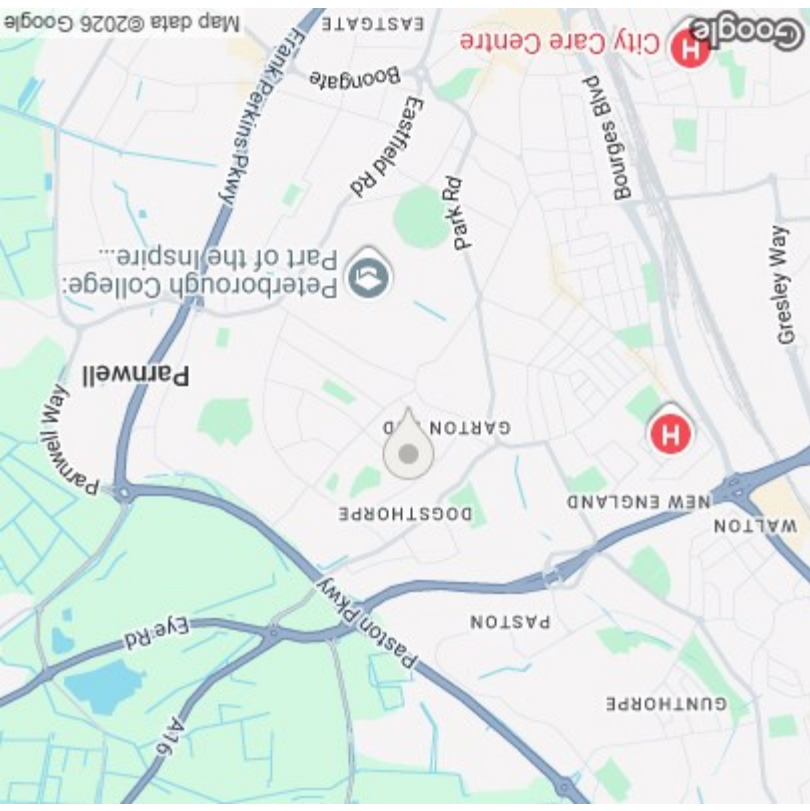
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 licensing 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.

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.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Birchtree Avenue
 Dogsthorpe, Peterborough, PE1 4HW

Guide Price £270,000 - Freehold , Tax Band - B



Birchtree Avenue

Dogsthorpe, Peterborough, PE1
4HW

*** Guide Price £270,000 - £290,000 ***

A spacious three bedroom semi-detached family home offered to the market with no forward chain, featuring two reception rooms, a downstairs WC, and an integral oversized garage. The property benefits from a large private rear garden with outdoor seating and a substantial storage shed, along with off-road parking and excellent potential to extend subject to planning permission.

This well-proportioned three bedroom semi-detached home presents an excellent opportunity for families and buyers looking to put their own stamp on a property, offered with the added benefit of no forward chain. The ground floor comprises a welcoming entrance hall leading through to a comfortable lounge, ideal for relaxing, alongside a separate dining room providing a great space for family meals and entertaining. The kitchen is positioned to the rear and offers good potential for modernisation or reconfiguration. A convenient downstairs WC is accessed via a side lobby, which also provides internal access to the integral oversized garage, offering excellent storage or scope for conversion subject to the necessary consents. To the first floor, the property offers three well-proportioned bedrooms, all served by a family bathroom and a central landing, creating a practical layout for family living.

Externally, the home truly stands out with a large private rear garden, featuring a designated outdoor seating area ideal for entertaining, as well as a substantial storage shed. To the front, there is off-road parking, enhancing everyday convenience. Positioned within proximity to local schools and amenities, this property is perfectly suited for family life. With further potential to extend subject to planning permission, this is a fantastic opportunity to create a long-term home tailored to your needs.

Entrance Hall

3.51 x 1.88 (11'6" x 6'2")

Living Room

3.49 x 4.14 (11'5" x 13'6")

Dining Room

3.30 x 3.01 (10'9" x 9'10")

Kitchen

3.26 x 3.01 (10'8" x 9'10")

Pantry

1.52 x 0.87 (4'11" x 2'10")

Landing

2.49 x 1.93 (8'2" x 6'3")

Master Bedroom

3.55 x 3.53 (11'7" x 11'6")

Bedroom Two

3.30 x 2.93 (10'9" x 9'7")

Wardrobe in Bedroom Two

0.80 x 1.08 (2'7" x 3'6")

Bathroom

1.68 x 1.95 (5'6" x 6'4")

Bedroom Three

2.52 x 2.85 (8'3" x 9'4")

Hallway

0.94 x 5.31 (0'0"/308'4" x 17'5")



WC

0.78 x 1.30 (2'6" x 4'3")

Garage

3.16 x 5.38 (10'4" x 17'7")

Storage Shed

2.36 x 4.10 (7'8" x 13'5")

EPC - C

74/80

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: Garage, Driveway Private, Street
- Parking Permit Not Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

