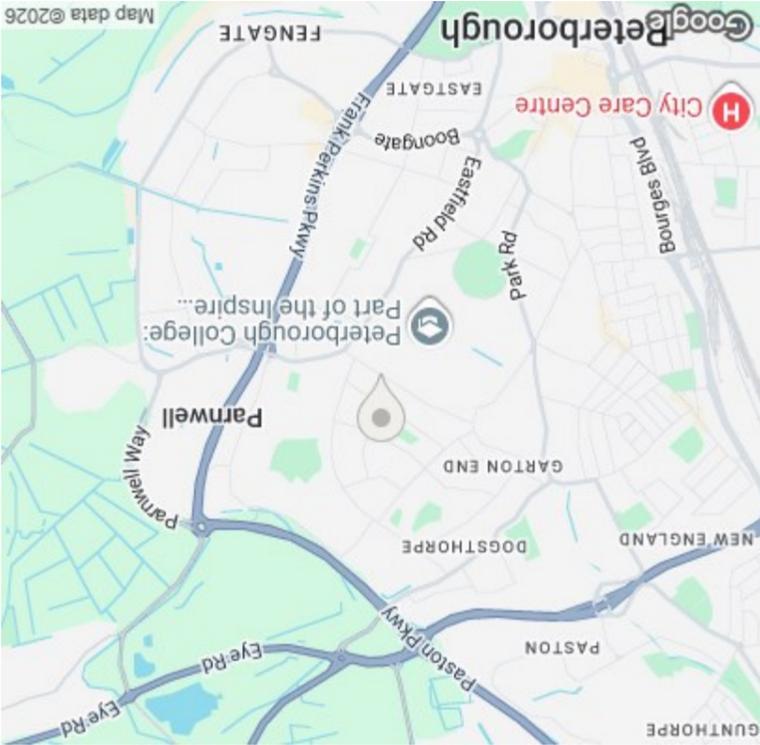


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Band	Approximate energy costs per year
A	£72 per year
B	£111 per year
C	£150 per year
D	£189 per year
E	£228 per year
F	£267 per year
G	£306 per year

Energy Efficiency Rating: 79

Energy Efficiency Graph



Area Map



Floor Plan

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



Newark Avenue

Dogsthorpe, Peterborough, PE1 4NH

Offers In Excess Of £280,000 - Freehold , Tax Band - C



Newark Avenue

Dogsthorpe, Peterborough, PE1 4NH

This attractive bay-fronted semi-detached home on sought-after Newark Avenue in Peterborough offers spacious and versatile living across two generous floors, with high ceilings throughout and excellent potential to extend (subject to planning permission), as many neighbouring homes have already done. Set back from the road with off-road parking to the front and a large lawned garden to the rear, the property also benefits from an attached single garage with front and rear access. Inside, well-proportioned reception rooms, a practical utility/WC, and three good bedrooms provide a fantastic foundation for comfortable family living and future enhancement.

Occupying a generous plot on the ever-popular Newark Avenue in Peterborough, this attractive bay-fronted semi-detached home offers spacious, high-ceilinged accommodation with a versatile layout and exciting potential for extension, subject to the necessary planning permissions—something many neighbouring properties have already successfully undertaken. Approached via off-road parking to the front, the property is entered through a welcoming entrance porch that leads into a central hallway, setting the tone for the well-proportioned interiors beyond. To the front, the elegant bay-fronted living room provides a bright and comfortable reception space, while to the rear a second reception room, currently arranged as a dining room, enjoys views over the garden and is centred around a charming multi-fuel stove, creating a warm and characterful focal point ideal for both everyday family life and entertaining. Off the dining room is a practical utility room with WC, offering additional convenience and flexibility. The kitchen is positioned conveniently off the hallway and provides a good base for everyday cooking with scope to reconfigure or enlarge if desired. Upstairs, the sense of space continues with three well-sized bedrooms arranged off a light-filled landing, including a generous principal bedroom, a further spacious double, and a comfortable third bedroom well-suited to use as a nursery, guest room or home office, all served by a family bathroom. Externally, the property truly excels, boasting a substantial rear garden laid mainly to lawn, providing exceptional outdoor space for families, keen gardeners or those looking to extend, while the attached single garage to the side features up-and-over doors to both the front and rear, allowing convenient vehicular access through to the garden if required. With its characterful features, excellent proportions, ample parking, extensive garden, and clear potential to further enhance and extend, this is a superb opportunity to acquire a long-term family home in a well-established and highly regarded residential location.

Entrance Porch
1.61 x 0.97 (5'3" x 3'2")

Entrance Hall
2.30 x 3.75 (7'6" x 12'3")

Living Room
3.65 x 4.50 (11'11" x 14'9")

Kitchen
3.06 x 3.22 (10'0" x 10'6")

Kitchen
1.38 x 1.53 (4'6" x 5'0")

Dining Room
3.95 x 3.64 (12'11" x 11'11")

WC/Utility Room
1.30 x 1.88 (4'3" x 6'2")

Landing
2.61 x 3.07 (8'6" x 10'0")

Master Bedroom
3.52 x 4.30 (11'6" x 14'1")

Bedroom Two
3.51 x 3.64 (11'6" x 11'11")



Bathroom
1.79 x 2.66 (5'10" x 8'8")

Bedroom Three
2.71 x 2.19 (8'10" x 7'2")

Garage
2.28 x 4.65 (7'5" x 15'3")

EPC - D
63/79

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: 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: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable, Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

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

