



Palm Court

Dogsthorpe, Peterborough, PE1 3XD

Offers In Excess Of £200,000 - Freehold , Tax Band - A



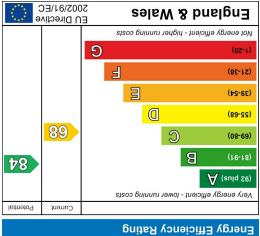
Floor Plan



Area Map



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 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.

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

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.

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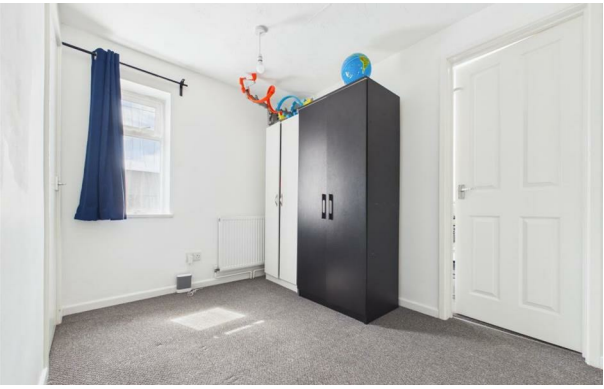
Set within the quiet cul-de-sac of Palm Court in Dogsthorpe, Peterborough, this well-presented end terraced home offers a versatile two/three bedroom layout finished to a good modern standard throughout. With flexible living space, a modern gas combi boiler, and the added benefit of an extra room ideal for use as a third bedroom or study, this property is well suited to a variety of buyers. Complete with off-road parking and a lawned rear garden, an internal viewing comes highly recommended to appreciate everything this lovely home has to offer.

Stepping through the front door, you're welcomed into a bright entrance hall which sets the tone for this well-presented end terraced home and provides access to the principal ground floor rooms. Flowing seamlessly from here, the generous living/dining room offers a versatile space perfect for both relaxing and entertaining, with natural light and a comfortable layout that lends itself to modern family life. The well-appointed kitchen sits adjacent, fitted to a good modern standard and benefitting from a modern gas combi boiler, ensuring efficient heating and hot water throughout the home. Practicality continues with a handy ground floor WC and a useful rear porch, which provides additional storage and a convenient link out to the rear garden, while also giving access to a versatile extra room with the potential to be used as storage or an outdoor home study, ideal for those needing flexible accommodation to suit changing needs. Heading upstairs via the staircase, a landing area provides access to all first floor rooms, including a bright and airy master bedroom, a further well-proportioned second bedroom, and a third bedroom currently arranged as Bedroom Three, offering excellent flexibility for a growing family, home working, or guest accommodation. Completing the first floor is a modern family bathroom, fitted with a contemporary suite. Externally, the property benefits from a gravelled driveway to the front providing convenient off-road parking, along with a storage shed for additional external storage, while to the rear a lawned garden offers a private outdoor space, ideal for relaxing or entertaining. Situated within the quiet cul-de-sac of Palm Court in Dogsthorpe, Peterborough, this home combines a peaceful setting with practical, versatile living space throughout, making it a fantastic option for a range of buyers.

- Entrance Hall
1.95 x 1.33 (6'4" x 4'4")
- Living/Dining Room
4.60 x 4.05 (15'1" x 13'3")
- Kitchen
3.94 x 2.10 (12'11" x 6'10")
- Rear Porch
0.91 x 2.55 (2'11" x 8'4")
- WC
1.57 x 0.84 (5'1" x 2'9")
- Landing
1.93 x 1.62 (6'3" x 5'3")
- Master Bedroom
3.60 x 3.23 (11'9" x 10'7")
- Bathroom
1.92 x 1.47 (6'3" x 4'9")
- Bedroom Two
2.32 x 3.04 (7'7" x 9'11")



- Bedroom Three
2.22 x 3.00 (7'3" x 9'10")
- Storage Shed
1.76 x 2.38 (5'9" x 7'9")
- EPC - D
68/84
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Lateral Living
- Building safety: Yes - Asbestos on shed roof
- 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: Not Known
- Holiday home rental: No
- Restrictive covenant: Not Known
- 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: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Main
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 5500Mbps
- Mobile Coverage: EE - Excellent, 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.

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