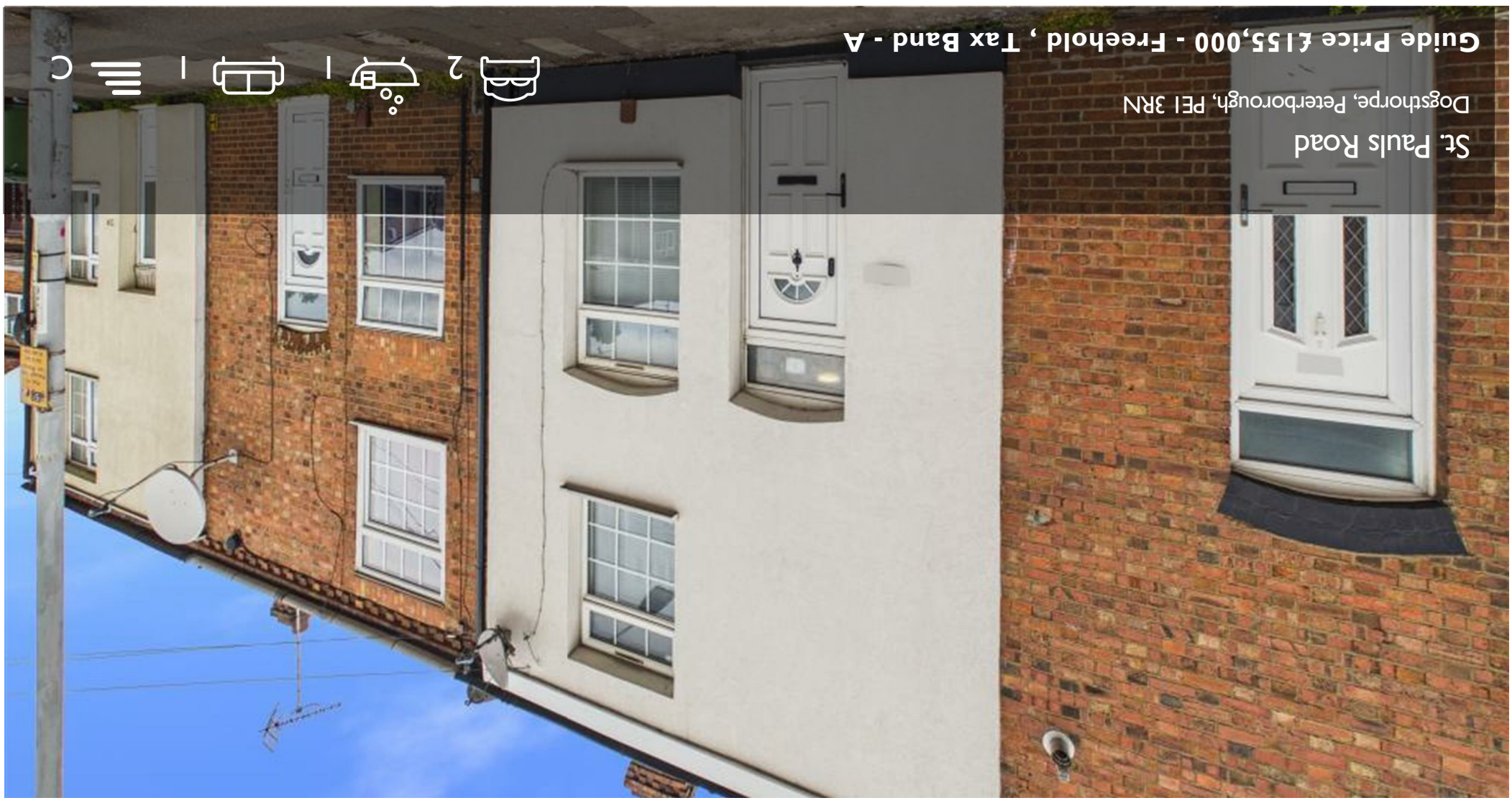


St. Pauls Road

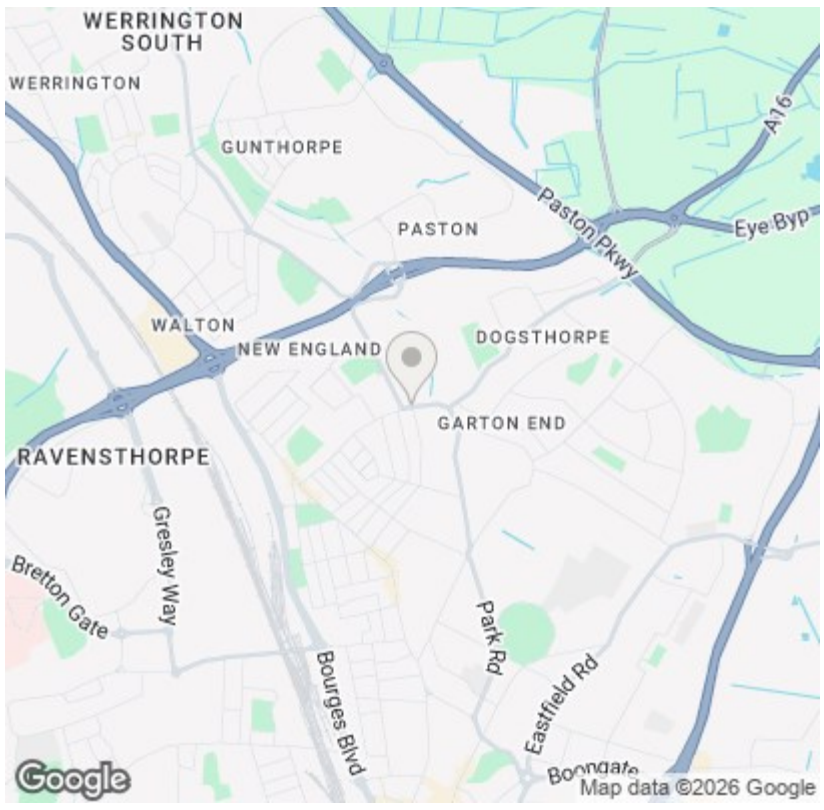
Dogsthorpe, Peterborough, PE1 3RN

Guide Price £155,000 - Freehold , Tax Band - A

2 | 1 | 1 | C

Floor Plan

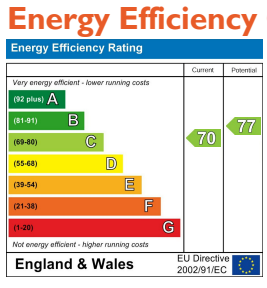
Area Map



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.

St. Pauls Road

Dogsthorpe, Peterborough, PE1 3RN

*** GUIDE PRICE £155,000 - £165,000 ***

Situated within a central Peterborough location, this two bedroom terrace home presents an excellent opportunity for first time buyers and investors alike. Offering a spacious living dining room, separate kitchen, landscaped rear garden with storage shed and on street parking, the property is conveniently located close to local amenities and transport links.

This well proportioned two bedroom terrace home is ideally positioned within central Peterborough and offers comfortable accommodation throughout. The property is entered via an entrance hall leading into a generous open plan living dining room, providing ample space for both relaxing and entertaining. To the rear, the separate kitchen offers a range of storage units and worktop space with access to the rear garden. Upstairs, the landing leads to two well sized bedrooms, including a spacious master bedroom and a further second bedroom suitable for guests, children or a home office. The family bathroom is also located on the first floor and is fitted with a three piece suite. Outside, the landscaped rear garden provides an attractive outdoor space with the added benefit of a useful storage shed, while on street parking is available to the front. Conveniently located close to local amenities, schools and transport links, this property would make an ideal first time purchase or suitable investment opportunity.

Entrance Hall
1.19 x 0.99 (3'10" x 3'2")

Lounge Diner
4.07 x 7.38 (13'4" x 24'2")

Kitchen
2.15 x 4.55 (7'0" x 14'11")

Landing
0.80 x 0.75 (2'7" x 2'5")

Master Bedroom
3.19 x 3.60 (10'5" x 11'9")

Hallway
0.89 x 3.72 (2'11" x 12'2")

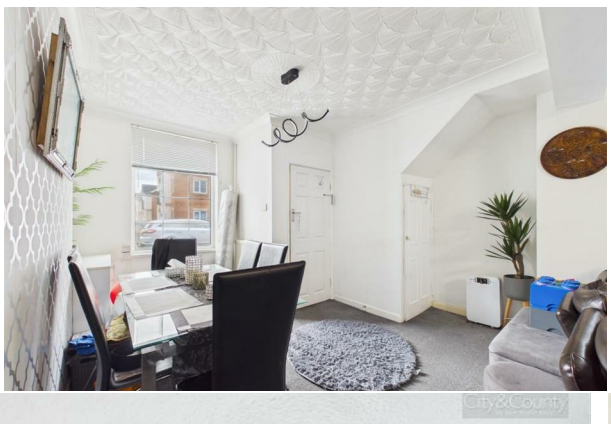
Bedroom Two
2.53 x 3.65 (8'3" x 11'11")

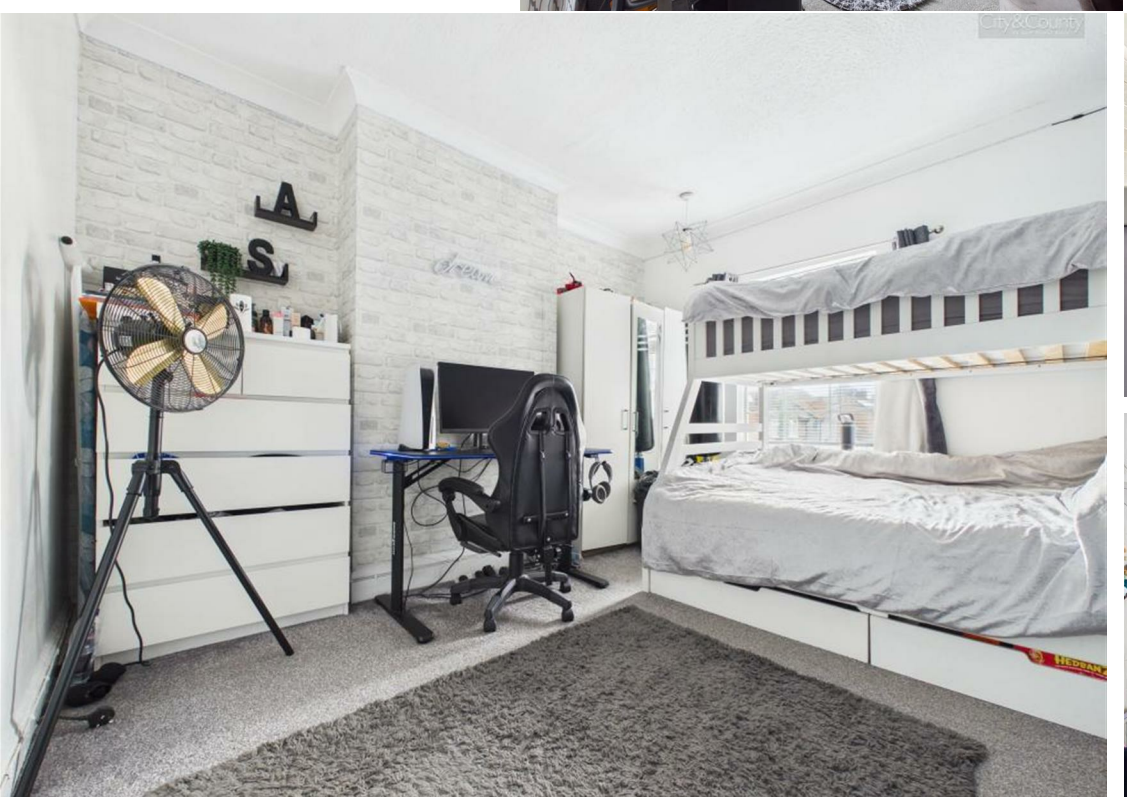
Bathroom
2.12 x 2.43 (6'11" x 7'11")

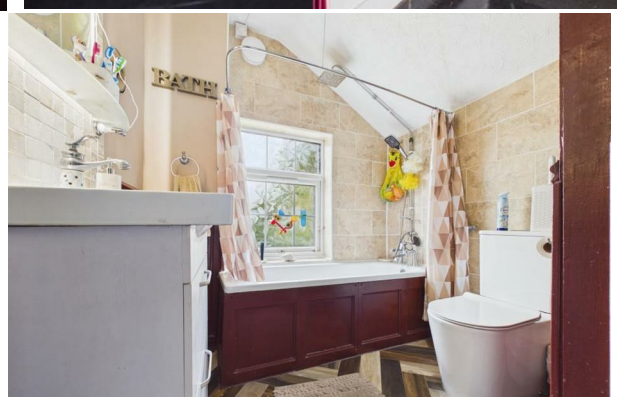
EPC - C
70/77

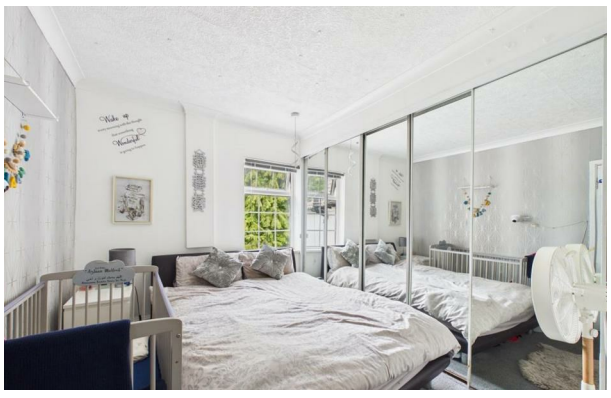
Tenure - Freehold

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: No Parking Available, 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 5500Mbps
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.