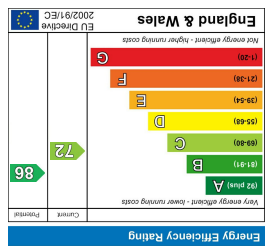


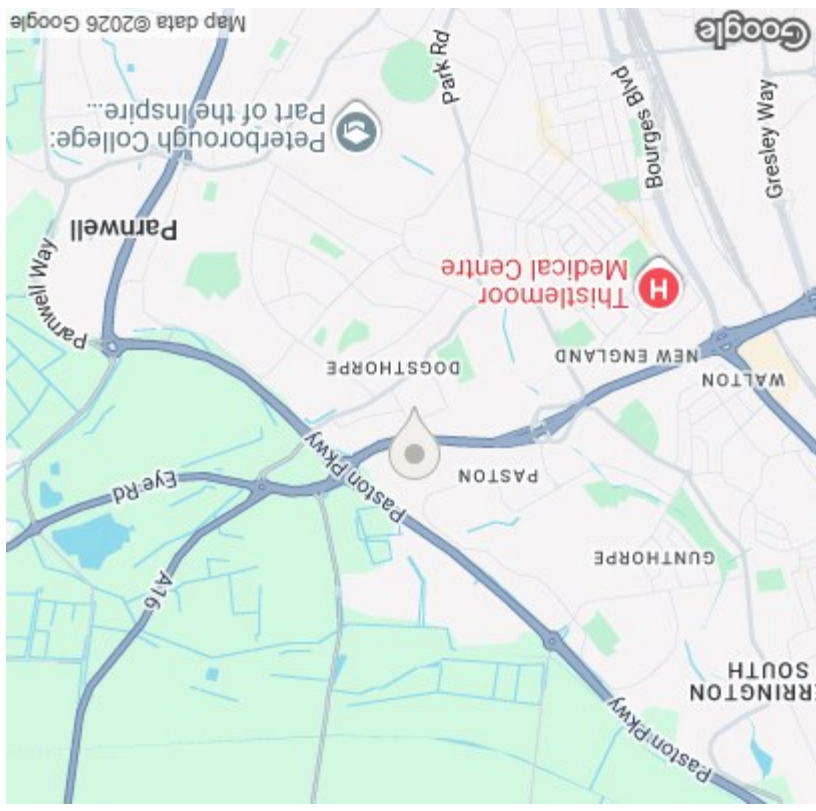
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



**Palm Court**

Dogsthorpe, Peterborough, PE1 3XD

**Guide Price £185,000 - Freehold , Tax Band - A**



# Palm Court

Dogsthorpe, Peterborough, PE1 3XD

\*\*Guide Price £185,000 - £205,000\*\*

Located in the peaceful cul-de-sac of Palm Court in Dogsthorpe, Peterborough, this well-presented mid-terraced home offers spacious and versatile accommodation ideal for modern living. Having undergone a range of improvements, including a new kitchen, new windows and doors, and a new gas boiler, the property is ready to move straight into. With the added benefit of both front and rear gardens, this home is perfectly suited to first-time buyers or investors seeking a comfortable property in a quiet residential setting.

Situated in the quiet cul-de-sac of Palm Court in Dogsthorpe, Peterborough, this spacious mid-terraced home offers well-balanced accommodation and has undergone a thoughtful scheme of improvements during the current ownership, making it an ideal first-time buy or investment purchase. The property is approached via a front garden and opens into a welcoming entrance hallway, providing access to the main ground floor accommodation and stairs rising to the first floor. From here, you are led into a generously sized living room, offering a comfortable and versatile space for both relaxing and entertaining, with a pleasant outlook to the front. To the rear, the property boasts a modern refitted kitchen diner, creating a bright and functional hub of the home with ample space for dining and direct access out to the rear garden, ideal for everyday living and hosting alike. The first-floor landing connects three well-proportioned bedrooms, including a spacious master bedroom, a good-sized second bedroom, and a third bedroom that would serve equally well as a nursery, home office, or guest room, all complemented by a family bathroom. Externally, the home benefits from both front and rear gardens, offering outdoor space to enjoy and potential for further landscaping. Additional upgrades include new windows and doors along with a newly installed gas boiler, ensuring improved energy efficiency and peace of mind for the next owner, making this a well-presented and move-in-ready property in a peaceful residential setting.

**Entrance Hall**  
1.35 x 1.93 (4'5" x 6'3")

**Living Room**  
4.27 x 5.06 (14'0" x 16'7")

**Kitchen Diner**  
2.45 x 6.09 (8'0" x 19'11")

**Landing**  
2.58 x 1.93 (8'5" x 6'3")

**Master Bedroom**  
3.04 x 4.49 (9'11" x 14'8")

**Bedroom Two**  
3.68 x 2.57 (12'0" x 8'5")

**Bathroom**  
1.65 x 2.67 (5'4" x 8'9")

**Bedroom Three**  
2.66 x 2.39 (8'8" x 7'10")

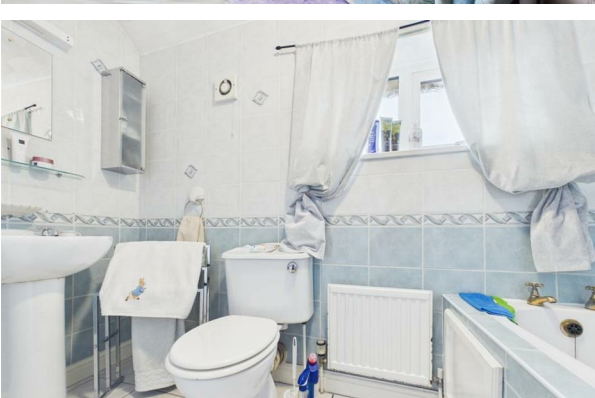
**EPC - C**  
72/86

**Tenure - Freehold**

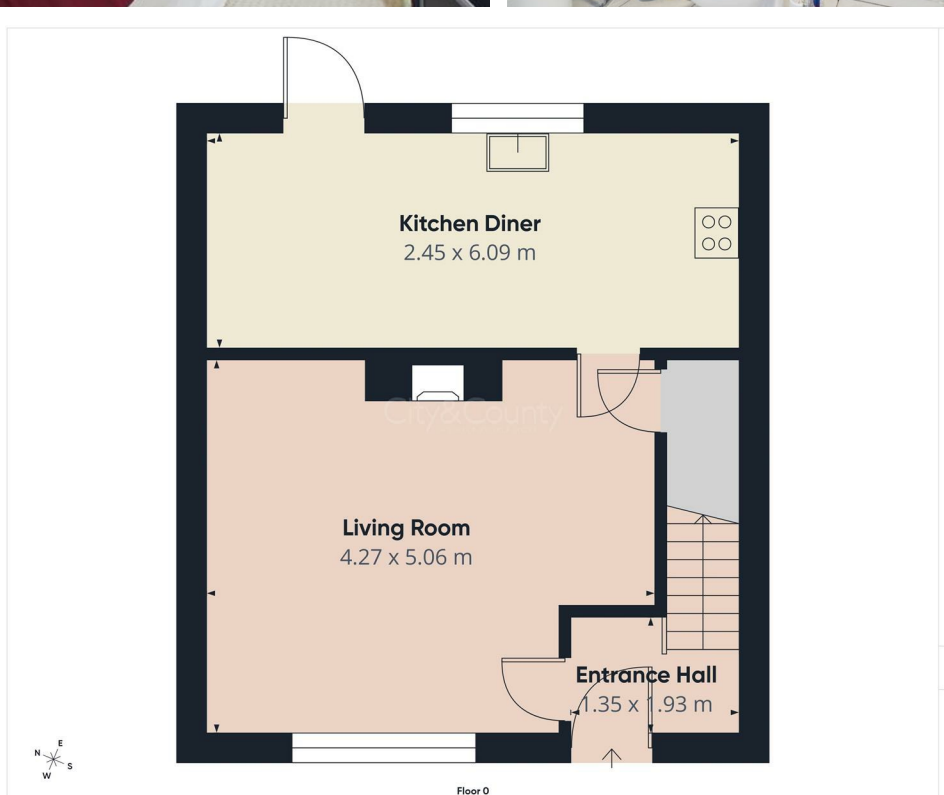
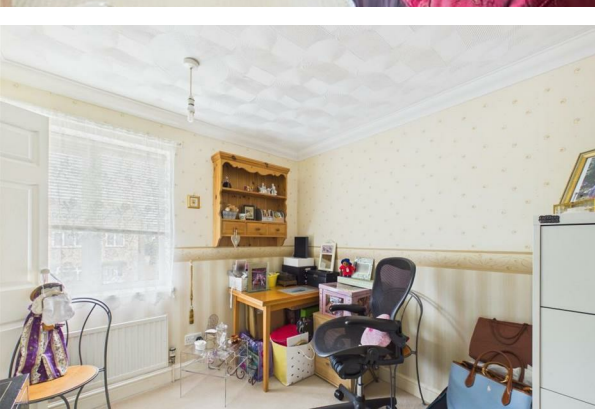
**IMPORTANT LEGAL INFORMATION**

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



Approximate total area\*  
39.3 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

