



**Dogsthorpe Road, Peterborough PE1 3AF**

**£260,000**



\*\*\* SPACIOUS SEMI DETACHED PROPERTY IN CENTRAL PETERBOROUGH \*\*\* " Featuring an entrance hall, 2 reception rooms, a spacious refitted kitchen diner, utility area, WC, 3 bedrooms and bathroom, this semi detached home is conveniently located close to the city centre. Viewings are highly recommended to appreciate the living space this home has to offer. EPC Energy Rating - F/Council Tax Band -C "

### ENTRANCE

Door to front, radiator and stairs to first floor.

### RECEPTION 1

11' 0" (min) x 11' 8" (3.35m x 3.56m) 14' 9" (into bay) (4.50m) (approx) Bay window to front and radiator.

### RECEPTION 2

11' 7" (min) x 15' 9" (3.53m x 4.80m) 14' 2" (4.32m)(approx) Window to rear, window to side and radiator.

### KITCHEN / DINER

8' 8" (min) (2.64m) 10' 2" (into bay) x 23'(3.10m x 7.01m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated oven, induction hob, integrated dishwasher, space for a fridge/freezer and vertical radiator. UPVC double glazed bay window to side.

### UTILITY

6' 8" x 5' 4" (2.03m x 1.63m) (approx) Plumbing for a washing machine and space for a tumble dryer. Window to rear.

### CLOAKROOM

4' 0" x 2' 6" (1.22m x 0.76m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin. Window to side.

### FIRST FLOOR LANDING

Window to side and cupboard with boiler enclosed.

### BEDROOM 1

14' 3" x 11' 8" (4.34m x 3.56m) (approx) Two windows to front and radiator.

### BEDROOM 2

16' 3" (4.95m ) 7' 9"(min) x 8' 8" (max) (2.36m x 2.64m) (approx) Window to rear and side, radiator.

### BEDROOM 3

10' 9" x 9' 1" (3.28m x 2.77m) (approx) Window to rear and radiator.

### BATHROOM

5' 8" x 5' 7" (1.73m x 1.70m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over. Window to side.

### OUTSIDE

The front of the property is enclosed by a brick wall. The rear of the property has fencing with mature shrubs.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

