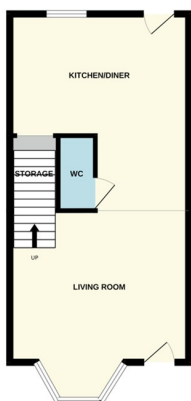




Dogsthorpe Road, Dogsthorpe, Peterborough PE1 3AT

£190,000



*** CITY CENTRE LOCATION *** " The perfect 1st time buy or investment opportunity awaits! Beautifully presented throughout, this 2 bedroom end of terrace home MUST be viewed to be appreciated. Featuring an open plan kitchen/diner/living space, downstairs WC, 2 bedrooms, bathroom and garden. Council Tax Band - A / EPC Energy Rating - C ".

LIVING ROOM

12' 6" (min) (3.81m) 15' 7" (into bay) x 14' 9" (4.75m x 4.50m) (approx) Door to front, UVPC bay window to front, stairs to first floor and radiator. Open into:

KITCHEN / DINER

6' 9" (min) (2.06m) 14' 9" (max) x 16' 2" (max) (4.50m x 4.93m) 9' 5" (min) (2.87m) (approx) L-shape. Fitted with a range of base and eye level units with work surfaces over, 4 ring gas hob and oven, sink with mixer tap, space for freestanding fridge / freezer, integrated slimline dishwasher, space for washing machine and wall mounted boiler. Door to rear, UVPC window to rear, radiator and cupboard.

W/C

4' 0" x 5' 8" (1.22m x 1.73m) (approx) Low level W/C, wash hand basin and heated towel rail.

FIRST FLOOR

Cupboard and radiator.

BEDROOM ONE

14' 4" (max) (4.37m) 10' 4" (min to cupboard) x 15' 0" (max) (3.15m x 4.57m) (approx) Built in wardrobe, cupboard, radiator and two UVPC windows to front.

BEDROOM TWO

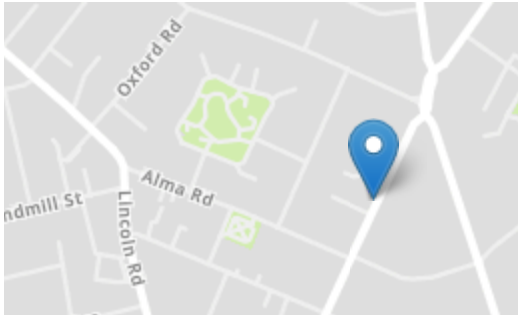
6' 8" x 8' 4" (2.03m x 2.54m) (approx) Radiator and UVPC window to rear.

BATHROOM

11' 1" x 6' 2" (3.38m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Heated towel rail and UVPC window to rear.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

