

'Making your move easier'



25 Almond Road, Dogsthorpe PE1 4LU

£225,000





*** "OUTSIDE BAR, LEAN TO AND CONSERVATORY *** "Immaculately presented, this 2 bedroom semidetached home features a new kitchen, new bathroom, lounge, conservatory, outside bar, 2 bedrooms and off road parking. Viewings are highly recommended to appreciate the space this property has to offer. It's the ideal home close to the city centre and many other local amenities. EPC Energy Rating - C / Council Tax Band - A".



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ENTRANCE HALL

Door to front, radiator and stairs to first floor.

KITCHEN

9' 8" (max) 8' 3" (min) x 15' 0"(2.51m x 4.57m) 15' 0" (max) 11' 9" (3.58m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob, breakfast bar, integrated dishwasher and fridge/freezer, radiator and two cupboards. UPVC double glazed window to side. Sliding door to conservatory.

LIVING ROOM

19' 8" x 10' 1" (max) (5.99m x 3.07m) 8' 5" (min) (2.57m) (approx)UPVC double glazed window to front, gas fire, coving to ceiling and French doors to:

CONSERVATORY

18' 7" x 11' 3" (5.66m x 3.43m) (approx) UPVC double glazed windows to side and rear, French doors to side and two radiators.

LEAN TO

30' 3" x 6' 1" (9.22m x 1.85m) (approx) Door to front, plumbing for a washing machine, space for fridge, space for a tumble dryer with work top over, French door to rear and a light.

FIRST FLOOR LANDING

Window to side, cupboard with boiler enclosed.

BEDROOM 1

15' 7" x 9' 0" (4.75m x 2.74m) (approx) Two UPVC double glazed windows to front and two radiators.

BEDROOM 2

10' 5" x 10' 5" (3.17m x 3.17m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

7' 8" x 4' 6" (min)($2.34m \times 1.37m$) 5' 3" (max) (1.60m)(approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, walk in shower and heated towel rail. Two UPVC double glazed windows to rear.

OUTSIDE

The rear of the property has fencing laid to lawn and mature shrubs.

COVERED BAR AREA

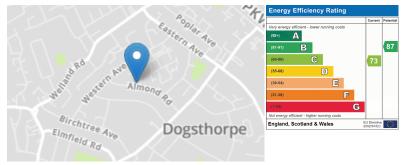
15' 1" x 11' 2" (4.60m x 3.40m) (approx) Currently used as a bar with light, electric and internet cable supplied.

SHED

12' 0" x 10' 0" (3.66m x 3.05m) (approx)

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.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and occuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969