



Willow Avenue, Dogsthorpe PE1 4LX

£235,000



*** POTENTIAL FOR NO ONWARD CHAIN ***" Guide price £235,000 - £250,000. Located in Dogsthorpe, this three bedroom semi detached home features off road parking, entrance hall, kitchen/diner, living room, conservatory, 3 bedrooms and a family bathroom. It has the potential for no onward chain and early viewing is advisable. EPC Energy Rating - C/Council Tax Band -A".

ENTRANCE

Door to front.

KITCHEN - L SHAPE

Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for a cooker, plumbing for a washing machine space for a fridge / freezer. Window to front and door to side.

LOUNGE - L SHAPE

French doors to conservatory, window to rear.

CONSERVATORY

French doors to side. Windows to rear and sides.

FIRST FLOOR LANDING

Window to front.

BEDROOM 1

10' 6" x 10' 0" (3.20m x 3.05m) (approx) Window to rear and radiator.

BEDROOM 2

8' 9" (min) x 8' 4" (2.67m x 2.54m) 12' 9" (max) (3.89m) (approx) Window to rear.

BEDROOM 3

10' 1" x 8' 4"(max) (3.07m x 2.54m) 6' 1"(min) (1.85m) (approx) Window to front.

BATHROOM

Fitted with a three piece suite comprising of low level W/C , wash hand basin, bath with shower over and heated towel rail. Windows to front and side.

OUTSIDE

The front of the property has off road parking for multiple cars. The rear of the property is mainly laid to lawn with fencing.

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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		72	87
England, Scotland & Wales			
EU Directive 2002/91/EC			

