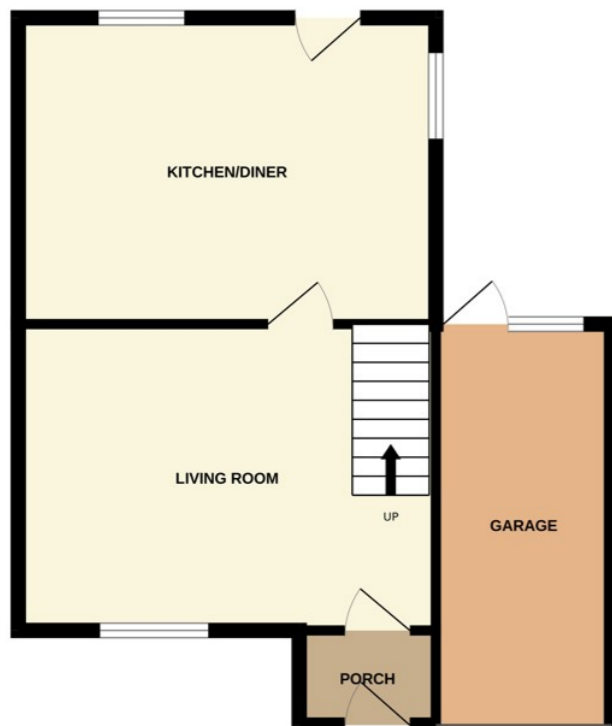




32 Dorchester Crescent, Peterborough PE1 4RP

£270,000



\*\*\* IMMACULATE SEMI DETACHED HOME \*\*\* " Nestled at the end of a cul de sac, this three bedroom semi detached home has been redecorated and vastly improved throughout. The home briefly comprises of an entrance, lounge, kitchen/diner with island, 3 bedrooms, bathroom and garage. Viewings are highly recommended to appreciate the condition of this property. EPC Energy Rating - C/ Council Tax Band - B".

### ENTRANCE

Door to front.

### LOUNGE

16' 0" x 11' 8" (4.88m x 3.56m) (approx) Window to front, radiator and stairs to first floor.

### KITCHEN / DINER

16' 0" x 11' 9" (4.88m x 3.58m) (approx) Fitted with a range of base units with work surfaces over, island, sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a dishwasher and space for a fridge / freezer. Windows to side and rear. Door to rear.

### FIRST FLOOR

Window to side and radiator.

### BEDROOM 1

8' 9"(min)(2.67m) 10' 0" (max) x 9' 8"(into wardrobe) (3.05m x 2.95m) (approx) Window to rear, built in wardrobes and radiator.

### BEDROOM 2

11' 4" x 7' 5" (3.45m x 2.26m) (approx) Window to front and radiator.

### BEDROOM 3

7' 9" x 6' 4" (2.36m x 1.93m) (approx) Window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, jacuzzi bath with shower over, heated towel rail, underfloor heating and Bluetooth ceiling speakers. Window to rear.

### OUTSIDE

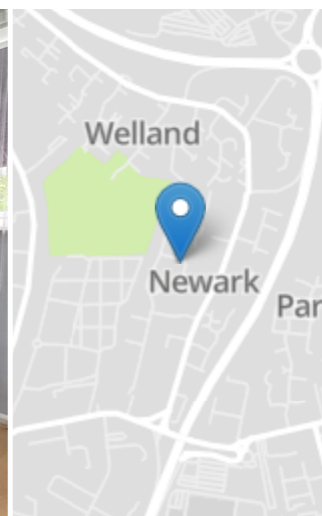
The front of the property has electric gates and garage door with brick block paving. The rear of the property has fencing, laid to lawn and paved patio area.

### GARAGE

A single garage.

### 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+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			