



35 Dover Road, Peterborough PE4 6JG

£190,000



*** NO ONWARD CHAIN *** " With fantastic potential, this spacious two bedroom home is ideal for 1st time buyers or investors alike. Featuring a driveway, entrance hall, lounge, dining area, kitchen, lean to, 2 double bedrooms and a separate WC and bathroom. The rear garden is also a great size. It's the ideal home to put your own stamp on! EPC Energy Rating - E/Council Tax Band - A".

ENTRANCE

Door to front and stairs to first floor.

KITCHEN

5' 8" (min) x 8' 9"(max) (1.73m x 2.67m) 18' 8" (5.69m)(approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, pantry cupboard with window to front, space for a cooker and space for a fridge / freezer. Window to front, window to rear and door to side.

RECEPTION ROOM 1

8' 1" (min) x 14' 7" (max) (2.46m x 4.45m) 8' 9"(min) x 13' 7"(max) (2.67m x 4.14m) (approx)

RECEPTION ROOM 2

7' 4" x 12' 5" (2.24m x 3.78m) (approx) Window to side and rear, french door to rear.

LEAN TO

5' 9" x 15' 8" (1.75m x 4.78m) (approx) Door to front and door to rear.

FIRST FLOOR LANDING

Window to front and cupboard.

BEDROOM 1

19' 0" x 8' 9" (5.79m x 2.67m) (approx) Window to front and window to rear.

BEDROOM 2

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

WC

2' 7" x 4' 7" (0.79m x 1.40m) (approx) Fitted with a low level W/C, window to side.

SHOWER ROOM

4' 7" x 5' 4" (1.40m x 1.63m) (approx) Fitted with a two piece suite comprising shower cubicle and wash hand basin. Window to front.

OUTSIDE

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

