



Myrtle Avenue, Dogsthorpe PE1 4LR

£200,000



*** SPACIOUS SEMI DETACHED HOME *** " Located in the popular area of Dogsthorpe, this semi detached home features parking, an entrance hall, lounge/diner, kitchen, store, lean to, 2 double bedrooms, bathroom with separate WC and garden. It is close by to schools, shops and the city centre. Viewings are highly recommended. EPC Energy Rating - D/ Council Tax Band - A".

ENTRANCE

Door to front, radiator and stairs to first floor.

LOUNGE / DINER

19' 2" x 10' 1" (MAX) 8' 6" (MIN) (approx) UPVC double glazed window front, UPVC double glazed window to rear and radiator.

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven, gas hob, plumbing for a washing machine and wall mounted boiler. UPVC double glazed window to rear. Door to side.

STORE ROOM

8' 1" x 5' 6" (2.46m x 1.68m) (approx) UPVC double glazed window to side, space for a fridge and freezer.

LEAN TO

16' 3" x 4' 3" (4.95m x 1.30m) (approx) Door to front and door to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side, cupboard and radiator.

BEDROOM 1

15' 7" x 9' 1" (4.75m x 2.77m) (approx) Two UPVC double glazed windows to front and radiator.

BEDROOM 2

10' 4" x 10' 1" (3.15m x 3.07m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

5' 0" x 4' 6" (1.52m x 1.37m) (approx) Fitted with a two piece suite comprising bath with shower over and wash hand basin. UPVC double glazed window to rear.

WC

4' 6" x 2' 6" (1.37m x 0.76m) (approx) Fitted with a low level W/C.

OUTSIDE

The front of the property is mainly laid to gravel providing off road parking. The rear of the property has fencing, mainly laid to lawn and patio area.

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.

