

'Making your move easier'



# 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".



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#### 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

 $8^{\prime}$  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.





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