



NEWBORN
FALLOWELL

3 bed detached house to buy in

Welland Road, Dogsthorpe, Peterborough,
Cambridgeshire, PE1 3SX

£225,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Extended Detached Family Home
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This EXTENDED DETACHED FAMILY HOME offers THREE BEDROOMS, TWO RECEPTION ROOMS as well as TWO BATH/SHOWER ROOMS whilst boasting a SOUTH-FACING REAR GARDEN with a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES all while being sold with NO ONWARD CHAIN.

The accommodation comprises of an entrance hall which grants access to the useful downstairs shower room, spacious lounge which occupies the front home and boasts a bay-fronted window and gas fire, dining room with ample seating space and double doors leading into the extended kitchen area hosting rear garden access, breakfast bar, ample storage and work surface space as well as built-in double oven and hob. Upstairs the landing separates the three bedrooms which all benefit from the family bathroom which boasts a three-piece white suite and a shower over the bath.

Outside there is driveway offering parking for multiple vehicles situated in front of the garage which hosts internal electrics, side gated access leads you into the south-facing rear garden which boasts patio space, shed storage, greenhouse, personnel garage door access and lawn space.

Shower Room

1.85m x 1.32m

Lounge

3.73m x 3.9m

Dining Room

3.28m x 3.55m

Kitchen

1.78m x 5.01m

Bedroom One

3.83m x 4m

Bedroom Two

2.4m x 3.05m

Bedroom Three

2.39m x 2.35m

Family Bathroom

1.75m x 1.66m

Garage

5.29m x 2.63m

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Shower Room

1.85m x 1.32m (6'0" x 4'3")

Lounge

3.73m x 3.90m (12'2" x 12'9")

Dining Room

3.28m x 3.55m (10'9" x 11'7")

Kitchen

1.78m x 5.01m (5'10" x 16'5")

Bedroom One

3.83m x 4.00m (12'6" x 13'1")

Bedroom Two

2.40m x 3.05m (7'10" x 10'0")

Bedroom Three

2.39m x 2.35m (7'10" x 7'8")

Family Bathroom

1.75m x 1.66m (5'8" x 5'5")

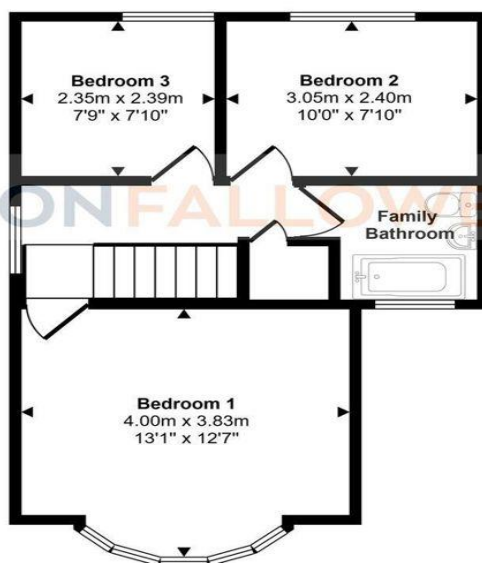
Garage

5.29m x 2.63m (17'4" x 8'7")

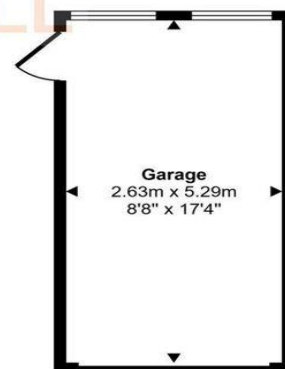
Approx Gross Internal Area
104 sq m / 1123 sq ft



Ground Floor
Approx 52 sq m / 560 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Garage
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Welland Road, Dogsthorpe, Peterborough, Cambridgeshire, PE1 3SX

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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