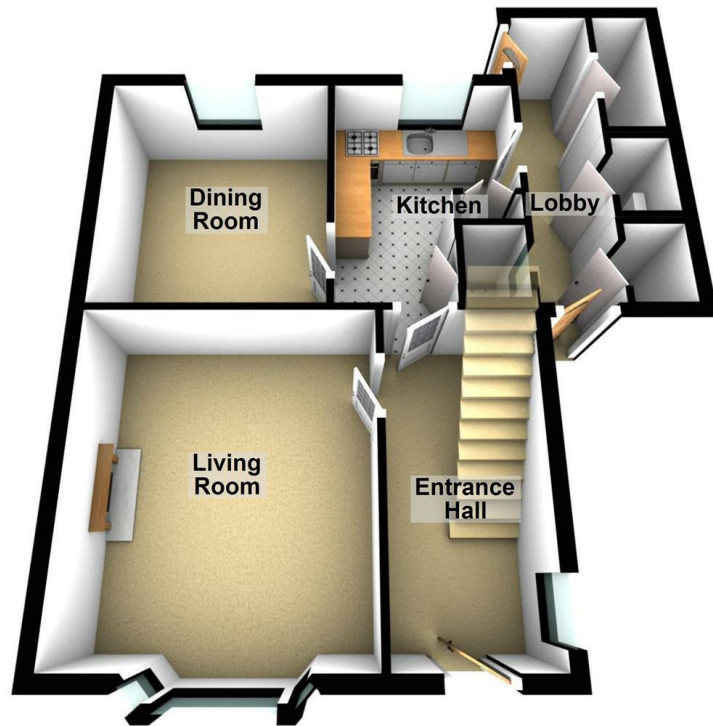
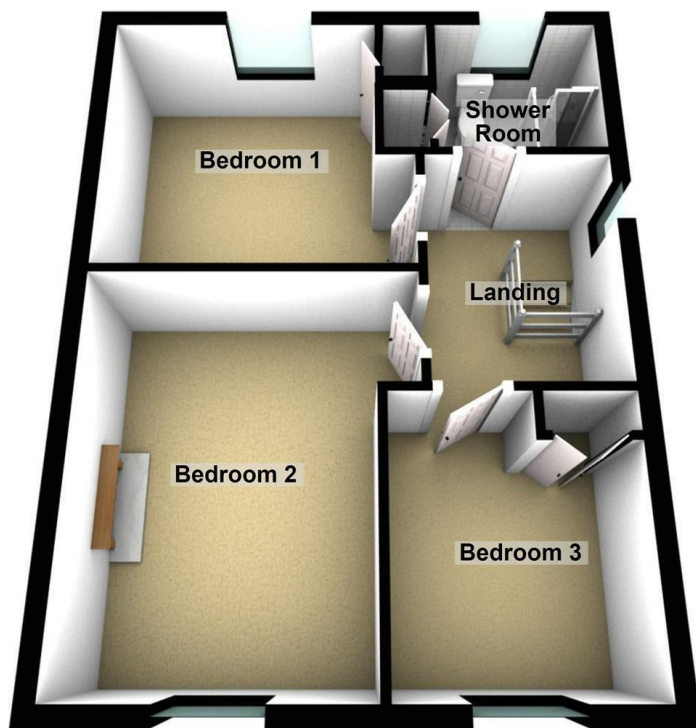


Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

INNER LOBBY & STORE ROOMS

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

111 Chestnut Avenue
Dogsthorpe, Peterborough, PE1 4PE
£180,000



111 Chestnut Avenue Dogsthorpe, Peterborough PE1 4PE

Looking for an exciting housing project? This semi-detached property is the ideal property for a developer or anyone looking to put their on mark on property. In need of modernisation, this property sits in a popular area and is full of potential.

- SEMI DETACHED HOUSE
- NO FORWARD CHAIN
- IN NEED OF MODERNISATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- POPULAR LOCATION
- STORE ROOMS
- KITCHEN
- SHOWER ROOM

Viewings: By appointment
£180,000

ENTRANCE HALL

Door to front, carpeted, stairs to first floor, window to side.

LIVING ROOM

13'5" x 11'10"

Bay window to front, fireplace, fitted carpet, radiator.

DINING ROOM

10'11" x 9'10"

Window to rear, fitted carpet, radiator.

KITCHEN

10'11" max x 9'8"

Window to rear, door to side into lobby space, pantry space, space for fridge freezer, washing machine, gas oven and a fitted sink drainer.

REAR LOBBY & STORE ROOMS

Door to front and door to side leading into the rear garden. x2 store cupboard and cloakroom with low level WC

LANDING

Window to side, fitted carpet, access to:

SHOWER ROOM

Obscure window to rear, three piece suite with low level WC, wash hand basin and shower cubicle. Airing cupboard.

BEDROOM 1

9'10" x 13'2 max"

Window to rear, fitted carpet, radiator, built in store cupboard.

BEDROOM 2

12'7" x 11'6"

Window to front, fitted carpet, radiator.

BEDROOM 3

9'4" x 8'1"

Window to front, fitted carpet, radiator.

OUTSIDE

The front garden is mainly laid to lawn with access via a gate, bordered by shrub hedges and flower beds. The rear garden is mainly laid to lawn with path running down the centre.

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity City Centre, Town Park, Regional College & University Centre Peterborough, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away.

TENURE

Freehold.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC