



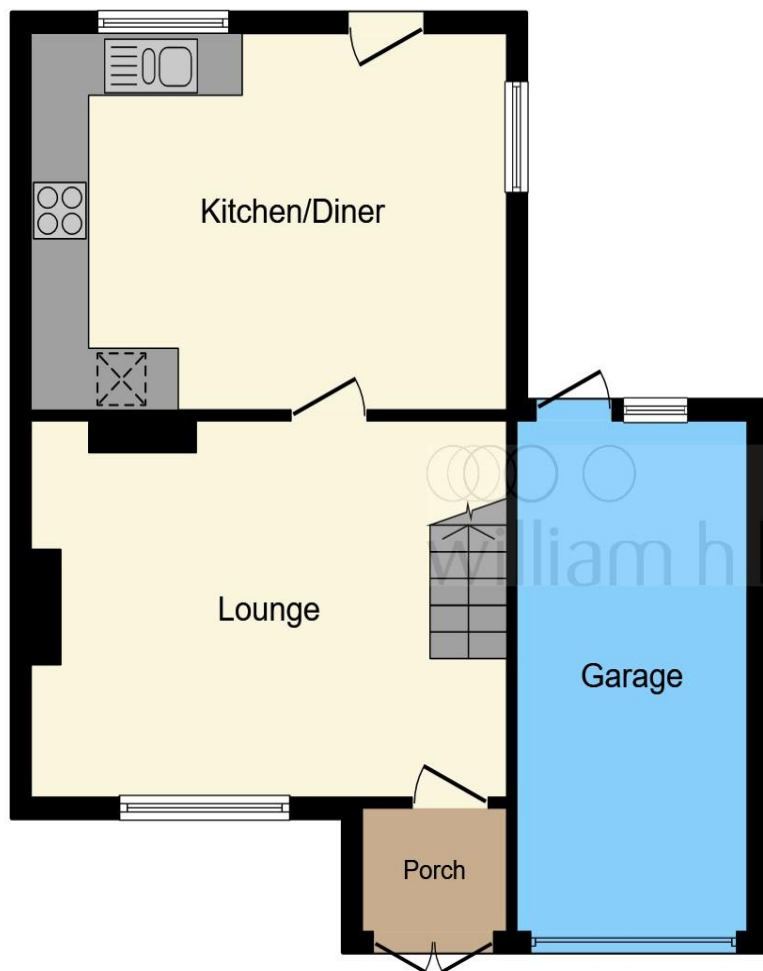
Dorchester Crescent, Peterborough PE1 4RP

welcome to

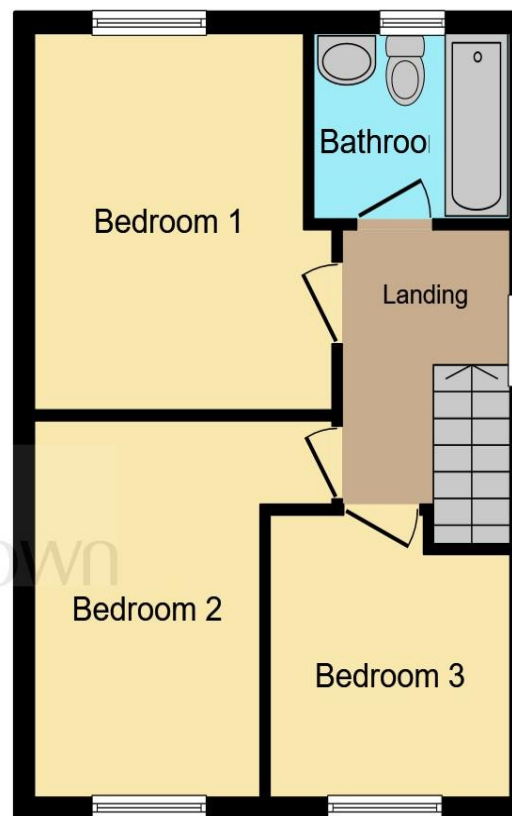
Dorchester Crescent, Peterborough

This IMMACULATE MODERN THREE BEDROOM HOME is located in Dogsthorpe has been significantly improved and modernised by its current owners. It impressive features include MODERN KITCHEN/DINER with CENTRAL ISLAND, SOLID WOOD FLOORING, DESIGNER DOORS, LED FEATURE LIGHTING, JACUZZI BATH, UNDERFLOOR HEATING and is a MUST see to fully appreciate. Set off Eye Road the property is close to good Schools, Shops and the City with is excellent Rail links. There is a burglar alarm, insulated stainless steel front and back doors, front canopy extended with dusk till dawn sensor wall lights, new driveway with multicolour ground sensor lights, vaillant gas boiler still on warranty, new electrical certificate, renovated garage, upgraded loft insulated and lighting. The bathroom has underfloor heating with control panel on the wall. Viewings highly recommended. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Entrance Hall

Kitchen / Diner

16' x 11' 9" (4.88m x 3.58m)

Living Room

16' x 12' (4.88m x 3.66m)

First Floor And Landing

Bedroom One

12' 1" x 7' 8" (3.68m x 2.34m)

Bedroom Two

11' 9" x 6' 1" (3.58m x 1.85m)

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m)

Family Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)

Single Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Dorchester Crescent, Peterborough

- Amazing & Improved Semi Detached Home
- Three Bedrooms
- Refitted Kitchen/Diner
- Jacuzzi Bath
- Hard Wood Flooring

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PCG123839 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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