

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Myrtle Grove, Dogsthorpe, Peterborough, PE1 4LP**  
**Offers in excess of £170,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*CLOSE TO LOCAL AMENITIES\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 2 Double Bedroom Semi Detached House in the popular location of Dogsthorpe. The property is situated close to local amenities and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Utility.

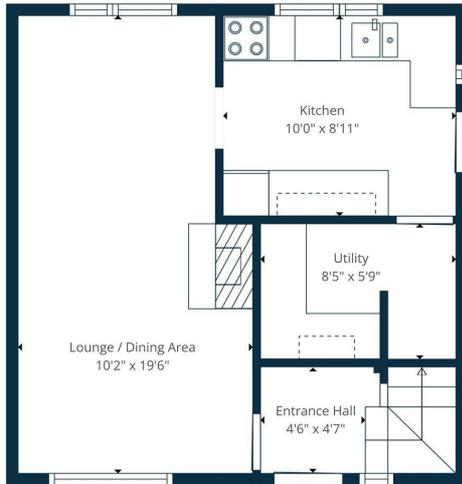
Upstairs there are 2 Bedrooms and a Bathroom.

There is a Driveway providing off road parking and enclosed rear garden. Viewings Highly Recommended.

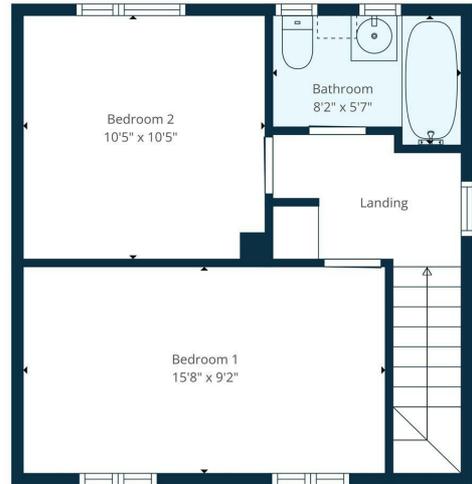
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These Floor Plans Are Provided For Illustrative And Marketing Purposes Only.



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### Entrance Hall

### Lounge/Dining Room

10'2" x 19'6" (3.10m x 5.94m)

### Kitchen

10'0" x 8'11" (3.05m x 2.72m)

### Utility

8'5" x 5'9" (2.57m x 1.75m)

### Bedroom 1

15'8" x 9'2" (4.78m x 2.79m)

### Bedroom 2

10'5" x 10'5" (3.18m x 3.18m)

### Bathroom

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.