



## **122 Welland Road, Dogsthorpe, Peterborough, PE1 3SH**

**£235,000**

Nestled on Welland Road in the sought-after area of Dogsthorpe, Peterborough, this charming house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

While the property requires modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The absence of a chain ensures a smooth and swift transaction, allowing you to settle in without unnecessary delays.

A notable highlight of this home is the driveway leading to a single garage, providing convenient off-road parking and additional storage space. The location is particularly appealing, situated in a popular area of Dogsthorpe, which boasts a friendly community atmosphere and easy access to local amenities.

This property is a fantastic opportunity for those looking to invest in a home with great potential. With a little vision and effort, you can transform this house into a stunning residence tailored to your needs. Don't miss the chance to make this property your own in a desirable neighbourhood.



**Entrance Hallway**

11'10 x 5'03 (3.61m x 1.60m )

Upvc Door to front, window to side, laminate flooring, radiator, storage cupboard, doors leading to all rooms ,stairs to first floor, door to downstairs w/c

**Downstairs W/C**

5'05 x 2'10 (1.65m x 0.86m)

Upvc window to side, tiled walls, and floor, w/c . sink

**Lounge**

14'07 x 11'00 (4.45m x 3.35m)

Upvc window to front, Carpet, radiator, gas fire , doorway to dining room

**Dining Room**

11'00 x 8'02 (3.35m x 2.49m )

Upvc patio door to rear leading to garden, Carpet, radiator, door leading to kitchen

**Kitchen**

9'11 x 8'11 (3.02m x 2.72m )

Upvc door to rear, Upvc window to side, Tiled flooring, matching base and wall units, built in fridge and built in freezer, Built in double oven, hob with extractor hood, sink, space for washing machine.

**Landing**

7'00 x 6'09 (2.13m x 2.06m )

Upvc window to side, carpet, loft hatch, doors leading to all rooms

**Bedroom 1**

13'03 x 10'00 (4.04m x 3.05m)

Upvc window to rear, Carpet, Radiator,

**Bedroom 2**

12'00 x 9'01 (3.66m x 2.77m )

Upvc window to front , Carpet, Radiator,

**Bedroom 3**

9'00 x 7'08 (2.74m x 2.34m )

Upvc window to front , Carpet, Radiator, over stairs cupboard.

**Bathroom**

6'10 x 5'07 (2.08m x 1.70m )

Upvc window to rear, walls tiled. radiator, Shower over bath, sink, w/c, vinyl flooring.

**Garden**

Enclosed rear garden, patio area, mainly laid to lawn with a small border, Greenhouse, 3 brick built sheds, door to garage,

**Outside**

Blocked paving driveway leading to single garage, gate leading to rear garden. Front garden feature a decavite

Awaiting the EPC



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(70-80)	D		
(59-69)	E	53	77
(48-58)	F		
(37-47)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92-100)	B		
(81-91)	C		
(70-80)	D		
(59-69)	E		
(48-58)	F		
(37-47)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC