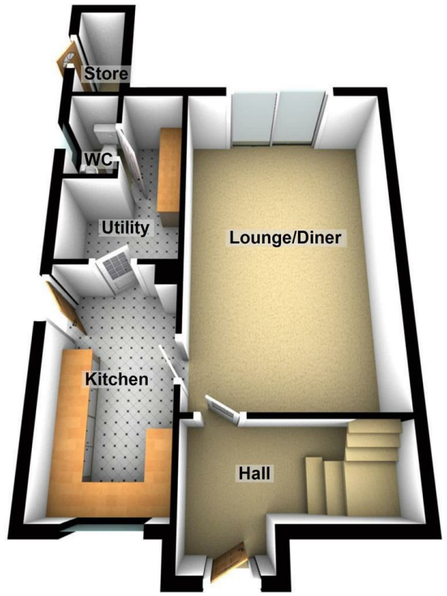
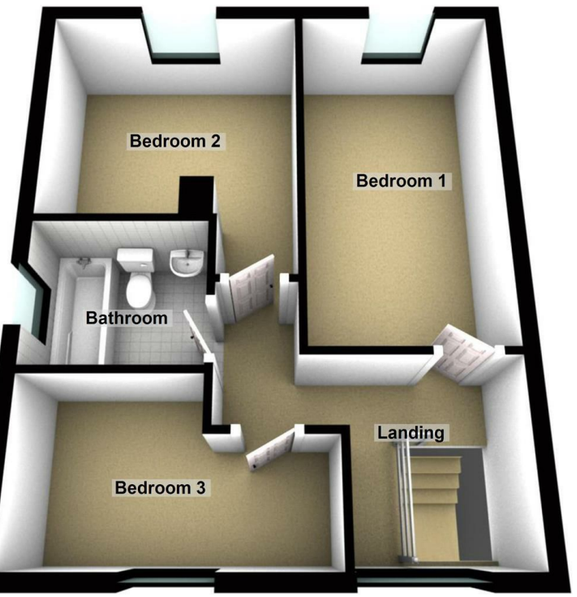
Ground Floor



First Floor



ENTRANCE HALL

LOUNGE / DINER

KITCHEN

UTILITY

CLOAKROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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 logal title of the property. Buyers not obtain such verification from their solicitors.

Bluebell Avenue

Dogsthorpe, Peterborough, PE1 3XH

£225,000

Bluebell Avenue
Dogsthorpe, Peterborough
PE1 3XH

A well-presented, chain-free home in a popular location, offering spacious living, a modern kitchen, off-road parking, and a generous rear garden—ideal for first-time buyers or families.

- AVAILABLE WITH NO FORWARD CHAIN
- OFF ROAD PARKING
- GOOD SIZED REAR GARDEN SPACE
- LIVING ROOM WITH PATIO DOORS TO THE GARDEN
- SEPARATE UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- MODERN THREE-PIECE FAMILY BATHROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- IDEAL FOR FAMILIES AND FIRST TIME BUYERS
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£225,000

ENTRANCE HALL
UPVC door to front, laminate flooring, telephone point, one radiator, carpeted stairs to 1st floor.

LOUNGE / DINER
19" x 11'6"
UPVC double glazed patio doors to rear, telephone and television points, coving to smooth ceiling, laminate flooring, two radiators.

KITCHEN
12'5" x 7'11"
UPVC double glazed window to front and side. The kitchen is fitted with a matching range of base and eyelevel units with fitted Lamona stainless steel electric hob, stainless steel extractor hood fitted above, eyelevel Hotpoint oven and grill,1 1/2 bowl stainless steel sink drainer, built-in dishwasher, one radiator, vinyl flooring, coving to smooth ceiling with spotlights.

REAR PORCH
UPVC double glazed door to side aspect, coving to smooth ceiling and vinyl flooring.

UTILITY
UPVC double glazed window to rear aspect, vinyl flooring, one radiator, coving to smooth ceiling, matching range of base and eyelevel units with space for washing machine under. Wall mounted gas central heating boiler, cupboard housing fuse box and meters.

CLOAKROOM
Obscure UPVC double glazed window to side aspect, coving to smooth ceiling, vinyl flooring, two-piece suite with low-level WC and wash hand basin, one radiator

LANDING
UPVC double glazed window to front aspect, loft access, fitted carpet, coving to smooth ceiling.

BEDROOM 1
14'9" x 8'9"
UPVC double glazed window to rear aspect, coving to smooth ceiling, fitted carpet, one radiator.

BEDROOM 2
9'3" x 10'5"
UPVC double glazed window to rear aspect, fitted carpet, coving to smooth ceiling, one radiator.

BEDROOM 3
6'5" x 11'6" max
UPVC double glaze window to front aspect, coving to smooth ceiling, fitted carpet, one radiator, telephone point.

BATHROOM
UPVC double glazed obscure window to side aspect, coving to smooth ceiling with spotlights fitted, fully tiled splashback walls behind a three-piece unit including a bowl sink above vanity units with WC and storage above. P shaped bath with mixer tap and fitted power shower with waterfall shower head above, chrome towel rack style radiator, vinyl flooring.

OUTSIDE
Front garden - is easy maintenance with a concrete drive and patio area bordered by mature shrubs, there is side access to the rear of the property via a wooden gate.
Rear garden - has fence borders and consist of a patio area, outbuilding, mature shrubs and trees, lawn and wooden garden shed.

SURROUNDING AREAS
Dogsthorpe is a popular residential location of Peterborough and benefits from being close to many local amenities including a Primary School, Churches, Public Houses, Local Shops, Post Office, Doctor's Surgery, Hairdressers and a good bus route to the Peterborough City Centre.

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 for 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.