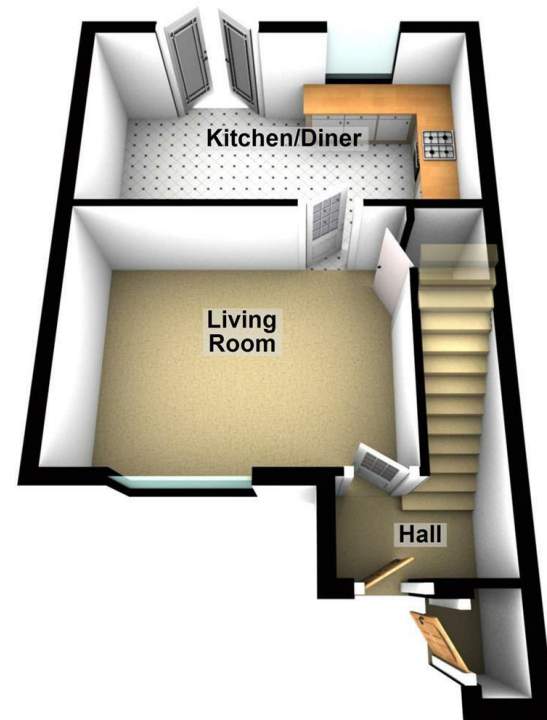


Ground Floor



ENTRANCE HALL

LOUNGE

KITCHEN/DINER

First Floor



BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

Woodcock Holmes

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Peterborough PE2 6FL

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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.

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11 Dawson Close
Newborough, Peterborough, PE6 7SJ
Offers In Excess Of £199,995



11 Dawson Close

Newborough, Peterborough

PE6 7SJ

Get in touch to view this spacious three bedroom semi-detached home, tucked away in a quiet cul-de-sac in the popular village of Newborough - this home is available with No Forward Chain and viewings are highly recommended to avoid missing out.

GREAT OPPORTUNITY - WELL PRICED TO SELL

NO FORWARD CHAIN

POPULAR VILLAGE LOCATION

PERFECT FOR FIRST TIME BUYERS

OFF ROAD PARKING FOR TWO/THREE VEHICLES

QUIET CUL-DE-SAC LOCATION

POPULAR SCHOOL CATCHMENTS

KITCHEN DINER

UPVC DOUBLE GLAZED

CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment

Offers In Excess Of £199,995

THE PROPERTY

Nestled in sought after Newborough, this delightful semi-detached home offers an ideal opportunity for first-time buyers or investors. With no forwarding chain, this property is ready for its next chapter.

This inviting home is thoughtfully laid out and comprises a welcoming entrance hall, cosy lounge, complete with an understairs storage cupboard for convenience. A spacious kitchen/diner featuring double doors that open seamlessly into the rear garden, perfect for entertaining or family meals.

The first floor includes a landing space leading to three generously sized bedrooms, a family bathroom, designed for comfort and practicality.

The front garden is lawned giving the property a nice curb appeal. A covered driveway offers ample parking with convenient side access. The enclosed rear garden is a private, predominantly laid to lawn, offering space for relaxation, play, or gardening enthusiasts.

Situated in the heart of Newborough, the property is within easy reach of local amenities, popular school catchments, and recreational facilities. A short drive brings you to the vibrant city of Peterborough, offering further shopping, dining, and transport links.

This home blends comfort, convenience, and opportunity, making it a must-see. Don't miss your chance to view this charming property!

ENTRANCE HALL

UPVC double glazed door to front, stairs to the first floor, electric heater, access to living room.

LOUNGE

13'1" x 10'4"

UPVC double glazed window to front, laminate flooring, electric heater, storage cupboard under the stairs.

KITCHEN/DINER

16'5" x 8'7"

UPVC double glazed window and French doors to the rear. Fitted kitchen with fitted worktops, fitted sink drainer, space for oven and appliances.

FIRST FLOOR LANDING

Fitted carpet, storage space, access to all rooms:

BEDROOM 1

11'0" x 9'5"

UPVC double glazed window to rear, fitted carpet, electric heater.

BEDROOM 2

9'5" x 8'2"

UPVC double glazed window to front, fitted carpet, electric heater.

BEDROOM 3

7'11" x 7'1"

UPVC double glazed window to front, fitted carpet, electric heater.

BATHROOM

Obscure uPVC double glazed window to rear. Three piece suite fitted with low level WC, wash hand basin and a bath with tiled surround.

SERVICES

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

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

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	60	85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	