76 Central Avenue,
Dogsthorpe, Peterborough,
, PE1 4LH

Tel 01733 921700
info@fitzjohnestateagents.com
www.fitzjohnestateagents.com



38 Bedford Street
Peterborough PE1 4DN

Asking price £195,000

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FOUR BEDROOMS | CENTRAL LOCATION | CLOSE TO CITY CENTRE & TRAIN STATION

Offering versatile accommodation arranged over two floors, this deceptively spacious property presents an excellent opportunity for first-time buyers, growing families and investors alike.







Originally constructed as a three-bedroom home, the current owner has reconfigured the ground floor, with the removal of chimneys and the addition of a partition wall creating a fourth bedroom. This flexible layout offers excellent versatility, whether you require additional bedroom space, a home office or a second reception room.

Conveniently situated on Bedford Street, the property benefits from a central location within easy reach of Peterborough City Centre and the Train Station, making it ideally positioned for commuters and those wishing to enjoy the convenience of nearby amenities and transport links.

The ground floor accommodation briefly comprises an entrance hall leading to a versatile fourth bedroom, which could equally be utilised as an additional reception room or home office. There is also a well-proportioned lounge providing a comfortable space to relax and entertain, a fitted kitchen, downstairs bathroom and a useful lean-to offering additional storage or potential utility space.

To the first floor, the landing provides access to three further bedrooms, comprising two generous double bedrooms and a well-proportioned single bedroom.

Externally, the property benefits from on-street permit parking to the front, whilst to the rear there is an enclosed, low-maintenance garden, providing a pleasant outdoor space without the demands of extensive upkeep.

Further benefits include uPVC double glazing throughout, gas central heating and a particularly attractive Council Tax Band A.

Offered to the market at £195,000, this centrally located home offers flexible four-bedroom accommodation and represents an excellent opportunity for a variety of buyers. Early viewing is highly recommended to fully appreciate the accommodation and convenience of the location.

Entrance Hall - 11'10 x 3'5

Laminate flooring, radiator, uPVC front door.

Downstairs Bedroom - 11'10 x 8'2

Laminate flooring, radiator, uPVC double glazed window facing the front.

Lounge - 11'11 x 11'11

Laminate flooring, radiator, uPVC double glared window facing the rear, storage cupboard (2'11 x 6'6)

Kitchen - 8'11 x 7'4

Vinyl flooring, radiator, uPVC double glazed window to the side. Fitted wall and base units, space for freestanding oven, fridge/freezer and washing machine. Gas boiler, single sink with drainer and mixer tap, tiled splash backs.

Rear Entrance - 3'0 x 5'4

Vinyl flooring, uPVC side door leading to garden, storage cupboard.

Bathroom - 8'11 x 7'5

Vinyl flooring, radiator, frosted uPVC double glazed window facing the side, standard WC, panelled bath with shower over, part tiled walls, extractor fan.

Lean To - 20'7 x 3'7

Landing - 12'0 x 2'11

Laminate flooring, wooden doors to all first floor accommodation, loft access.

Bedroom One - 12'0 x 11'9

Laminate flooring, radiator, two uPVC double glazed windows to the front, storage cupboard (2'10 x 3'2)

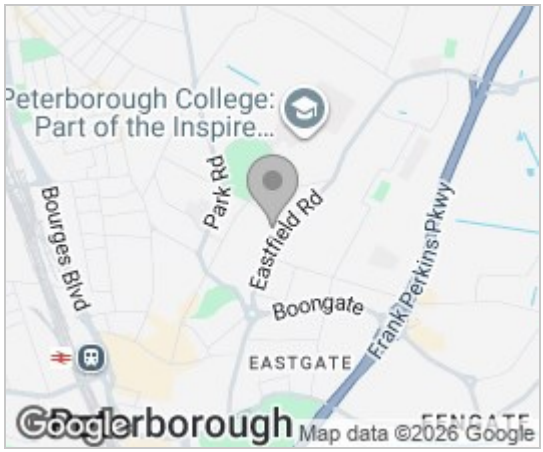
Bedroom Two - 12'0 x 8'7

Laminate flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Three - 8'6 x 7'5

Laminate flooring, radiator, uPVC double glared window facing the rear.

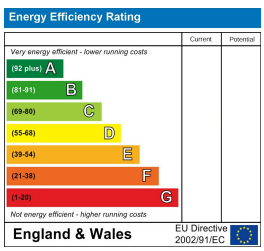
Area Map

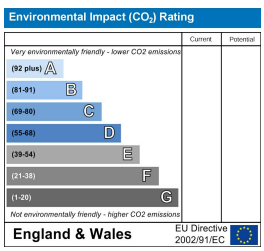


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract