



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
PE1 4LH

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



## 87 Welland Close Peterborough PE1 3SB

Asking price £260,000



Situated in the highly convenient and central location of Dogsthorpe is this extended three bedroom detached bungalow offered to the market with no forward chain, making it an ideal purchase for those seeking a smooth and swift transaction.



This well-proportioned home provides versatile and spacious accommodation throughout. The heart of the property is the generous lounge/diner, offering ample space for both relaxing and entertaining. The extended layout enhances the living space, creating a light and airy feel. The kitchen is well-positioned with easy access from the main living areas, while three good-sized bedrooms provide comfortable accommodation for families. The property also benefits from a bathroom and a separate shower room, adding further practicality.

To the front, there is a driveway providing off-road parking for multiple vehicles. To the rear, you will find a fully enclosed garden.

Located in a central and well-connected area of Peterborough, the property offers excellent access to local amenities, schools, and transport links. Peterborough Train Station is within easy reach, providing direct rail links to London and beyond, making it perfect for commuters.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic bungalow has to offer.

Entrance Hall - 14'4 x 11'2

Kitchen - 8'1 x 9'7

Tiled flooring, fitted wall and base units, integrated electric oven with four ring gas hob & extractor, space for washing machine, space for dishwasher, single sink with drainer and mixer tap.

Lounge - 21'10 x 10'11

Laminate flooring, radiator, two uPVC double glazed windows, uPVC double glazed French doors leading to garden.

Shower Room - 4'1 x 4'3

Tiled flooring, standard WC, single enclosure shower, extractor fan.

Bathroom - 7'8 x 5'11

Tiled flooring, standard WC, top mounted sink with vanity unit, panelled bath, frosted uPVC double glazed window facing the rear.

Bedroom One - 12'6 x 10'11

Laminate flooring, radiator, uPVC double glazed bay window to the front.

Bedroom Two - 11'11 x 10'11

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

Bedroom Three - 10'10 x 9'10

Radiator, uPVC double glazed window to the side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

