



FITZJOHN
SALES & LETTINGS

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18 Ash Close Peterborough PE1 4PG

Guide price £200,000



****GUIDE PRICE £200,000 - £220,000**VIEWING DAY**SATURDAY 25TH OF OCTOBER**12:00 - 14:00**VIEWINGS BY APPOINTMENT ONLY**PLEASE CALL THE OFFICE TO RESERVE YOUR APPOINTEMENT****

Situated in the popular residential area of Dogsthorpe, this well-presented two-bedroom semi-detached home offers generous living space, excellent outdoor areas, and fantastic potential for both homeowners and investors. In the valuer's opinion, the property could be easily converted into a three-bedroom home with the addition of a partition wall in Bedroom One, making it an ideal choice for growing families or buyers looking to add value.



The ground floor accommodation comprises an entrance hall, a bright and spacious lounge/diner, a fitted kitchen, a rear lobby, and a useful store room. Upstairs, there are two large double bedrooms and a family bathroom.

Externally, the property boasts a well-maintained two-tier enclosed rear garden, mainly laid to lawn, with a patio area and pergola providing a great space for seating and outdoor entertaining. To the front, a gravel driveway offers off-road parking for multiple vehicles. Additional benefits include uPVC triple glazing throughout, gas central heating, and a fully boarded loft which provides valuable additional storage. The energy rating is C and the property falls within Council Tax Band A.

Dogsthorpe is a well-established and highly regarded area, popular with families due to its excellent local amenities including shops, parks, schools, and convenient transport links to Peterborough city centre. In the opinion of the valuer, this home would make a perfect first-time purchase or a superb investment opportunity, with a potential rental income in the region of £1,000 to £1,100 per calendar month.

Early viewing is highly recommended to fully appreciate the space and potential on offer. Contact us today to arrange your appointment.

Entrance Hall - 9'4 x 6'2

Laminate flooring, radiator, triple glazed uPVC window to the side, stairs to first floor landing, under stair storage

Lounge/Diner - 20'1 x 11'4 (Max Measurements)

Laminate flooring, triple glazed uPVC window facing the front, triple glazed uPVC double doors leading to garden, two radiators.

Kitchen - 10'3 x 9'8

Tiled flooring, triple glazed uPVC window facing the rear, fitted wall and base units, single sink with drainer and mixer tap, integrated electric double oven with four ring gas hob & extractor, integrated dishwasher, space for washing machine and fridge/freezer.

Rear Lobby - 9'10 x 2'11

Carpeted flooring, uPVC doors to the front and back leading to driveway & garden.

Store Room - 10'1 x 5'1

Carpeted flooring, uPVC double glazed window to the front.

Landing - 3'1 x 6'6

Laminate flooring, triple glazed uPVC window to the side, wooden doors to all first floor accommodation, loft access (fully boarded loft)

Bedroom One - 9'5 x 14'11

Laminate flooring, two triple glazed uPVC windows, radiator.

Bedroom Two - 10'5 x 9'2

Carpeted flooring, radiator, triple glazed uPVC window to the rear, fitted storage cupboard.

Bathroom - 5'5 x 6'4

Tiled flooring, heated towel rail , frosted triple glazed uPVC window to the rear, standard WC, pedestal mounted wash hand basin, panelled bath with electric shower over, tiled walls, boiler cupboard.

Front -

Gravelled driveway providing off road parking for multiple vehicles.

Garden -

Fully enclosed two tier rear garden which is mainly laid to lawn with a patio area to the front with a wooden pergola.

Area Map



Floor Plans



Energy Efficiency Graph

