

FREEHOLD



House - Semi-Detached

# 197 MEADENVALE, PARNWELL, PETERBOROUGH, CAMBRIDGESHIRE, PE1 5PU

Offers in excess of

## £230,000

FEATURES



**Bellavie**  
HOMES  
ESTATE AGENTS

# 3 Bedroom House - Semi-Detached located in Peterborough

Welcome to this charming property located in the sought-after area of Meadenvale, Peterborough. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The property features a modern bathroom, ideal for unwinding after a long day. The refitted kitchen/diner is a highlight of this home, providing a stylish and functional space for cooking and dining.

One of the standout features of this property is the off-street parking for three plus vehicles, ensuring you and your guests will never have to worry about finding a parking spot.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer in person.

Freehold


Call us on

**01733 306 306**

[hello@bellaviehomes.co.uk](mailto:hello@bellaviehomes.co.uk)

**Council Tax Band**

**B**

| Energy Efficiency Rating                           |         |  |
|--|---------|--|
|  | Current | Potential  |
| <i>Very energy efficient - lower running costs</i> |         |  |
| (92 plus) <b>A</b>                                 |         |  |
| (81-91) <b>B</b>                                   |         |  |
| (69-80) <b>C</b>                                   |         |  |
| (55-68) <b>D</b>                                   |         |  |
| (39-54) <b>E</b>                                   |         |  |
| (21-38) <b>F</b>                                   |         |  |
| (1-20) <b>G</b>                                    |         |  |
| <i>Not energy efficient - higher running costs</i> |         |  |
| England & Wales                                    |         | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Bellavie**  
HOMES  
ESTATE AGENTS