



Rydal Court, Peterborough PE4 7TF

welcome to

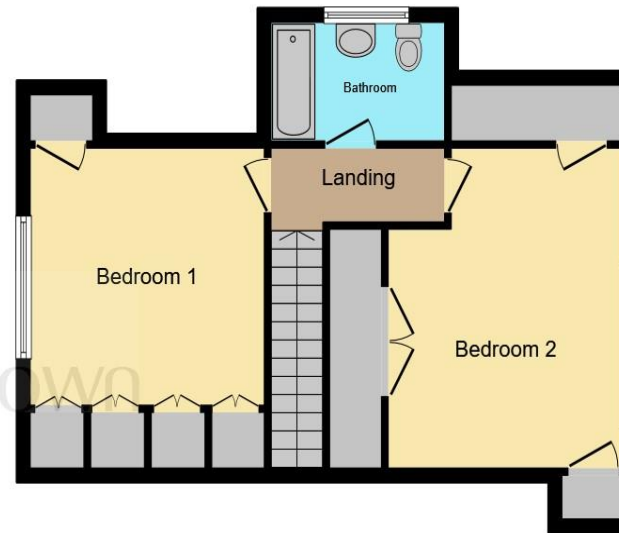
Rydal Court, Peterborough

This is fantastic opportunity to purchase this large THREE BEDROOM DETACHED CHALET BUNGALOW situated on a large plot. Briefly comprises ENTRANCE HALL, LOUNGE, DOWNSTAIRS SHOWER ROOM, KITCHEN / DINER, BEDROOM THREE, SECOND RECEPTION, a further TWO DOUBLE BEDROOMS and BATHROOM upstairs. Outside benefits from a large DRIVEWAY providing AMPLE OFF ROAD PARKING leading to a SINGLE GARAGE and an enclosed garden to the rear with various outbuildings. Early viewings advised.





Ground Floor



First Floor

Lounge
21' 3" x 11' 9" (6.48m x 3.58m)

Dining Area
7' 10" x 7' 3" (2.39m x 2.21m)

Kitchen / Diner
11' 9" x 9' 10" (3.58m x 3.00m)

Second Reception Room

Shower Room

Bedroom Three
9' 11" x 9' 2" (3.02m x 2.79m)

First Floor And Landing

Bedroom One
11' 10" x 9' 1" (3.61m x 2.77m)

Bedroom Two
12' x 10' (3.66m x 3.05m)

Family Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- GUIDE PRICE £325,000 - £335,000
- Three Bedroom Detached Chalet Home
- Two Receptions
- Shower room & Bathroom
- COUNCIL TAX BAND C
- Single Garage
- South Facing

Tenure: Freehold EPC Rating: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120759



Property Ref:
PCG120759 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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