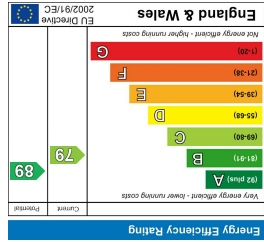


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**



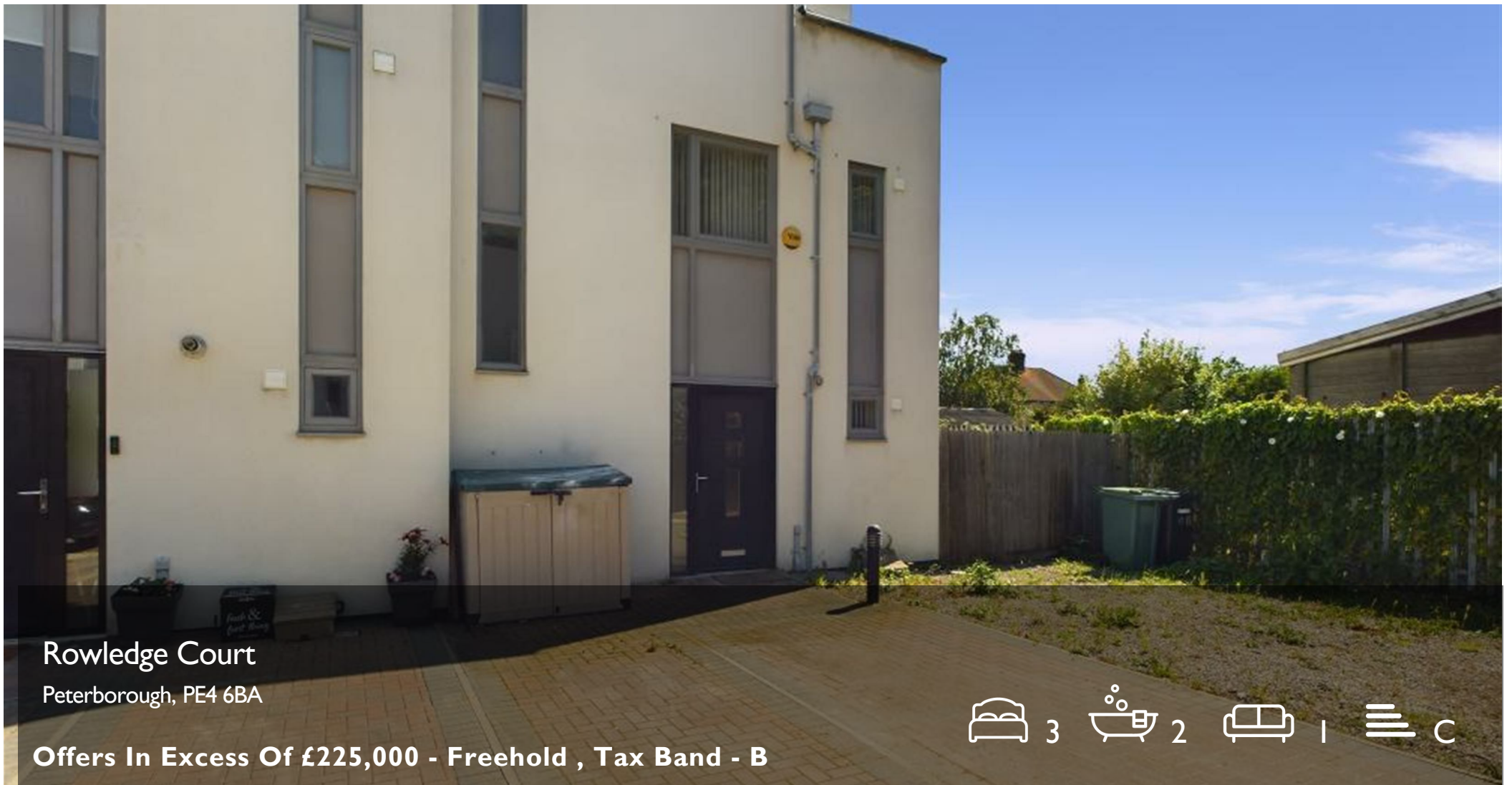
**Energy Efficiency Graph**



**Area Map**







**Floor Plan**



**Rowledge Court**  
 Peterborough, PE4 6BA

**Offers In Excess Of £225,000 - Freehold , Tax Band - B**

 3
  2
  1
  C

## Rowledge Court

Peterborough, PE4 6BA

Welcome to Rowledge Court, Peterborough - a charming location for this delightful three bedroom, two bathroom end-terrace house. Situated in a private gated development, this spacious three-storey townhouse offers a corner position with additional parking, making it a perfect choice for those who value convenience and security.

As you step inside, you'll be greeted by an entrance hallway, an open plan kitchen and living space that is perfect for both relaxing and entertaining. The downstairs cloakroom and utility room add a touch of practicality to this elegant home, ensuring that every need is catered for, whilst to the first floor there are two double bedrooms and a family bathroom. Furthermore, the top floor features a principal suite with fitted wardrobes and shower room, as well as a balcony with seating area. Externally to the rear there is a lawned garden with an extra area to the side of the property, which offers massive scope to turn into further parking if required. One of the standout features of this property is that it is being sold with NO FORWARD CHAIN, providing you with a hassle-free buying experience. Whether you're looking to upsize, downsize, or simply make a smart investment, this house offers a fantastic opportunity to create a comfortable and stylish living space. Don't miss out on the chance to make this house your home - book a viewing today and discover the endless possibilities that Rowledge Court has to offer.

### Entrance Hall

5'10" x 11'6"



### WC/Utility Room

5'10" x 5'9"

### Kitchen/Dining/Living Area

11'11" x 18'0"

### First Floor Landing

5'11" x 4'2"

### Bathroom

5'10" x 5'8"

### Bedroom Two

12'2" x 10'1"

### Bedroom Three

12'1" x 7'5"

### Second Floor Landing

3'0" x 4'6"

### Master Bedroom

12'3" x 11'2"

### En-Suite To Master Bedroom

6'0" x 6'4"

### EPC - C

79/89

### Tenure - Freehold

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

