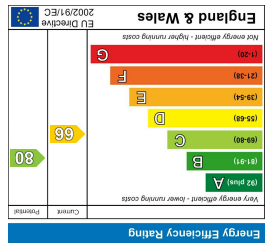


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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.

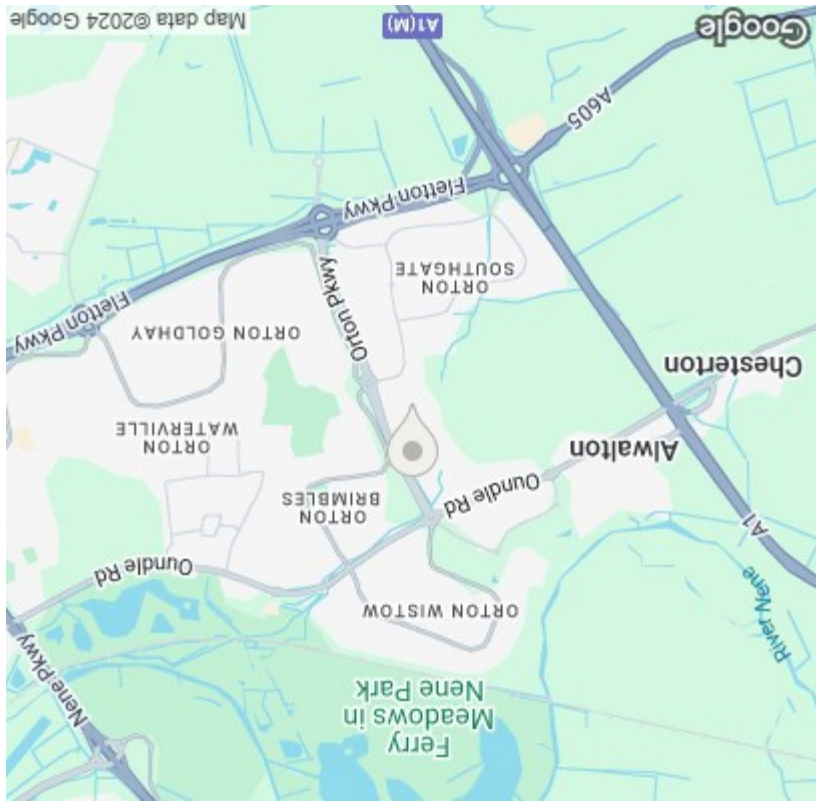
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

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



Area Map

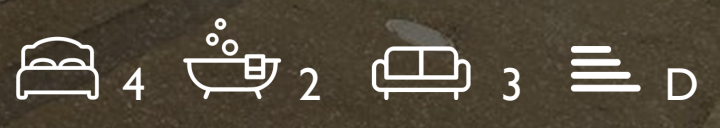


Floor Plan



Rosyth Avenue  
Orton Southgate, Peterborough, PE2 6SL

Offers In Excess Of £400,000 - Freehold , Tax Band - E



## Rosyth Avenue

Orton Southgate, Peterborough,  
PE2 6SL

\*\*\*OIEO £400,000\*\*\*

This four-bedroom detached property on Rosyth Avenue in Orton Southgate, Peterborough, is a spacious and well-appointed family home, ideal for modern living. The home features an inviting entrance hall that leads to a comfortable lounge, a formal dining room, a cosy snug, and a well-equipped kitchen with an adjoining utility room. Upstairs, all four bedrooms are generously sized doubles, with the master bedroom offering the added luxury of a fitted three-piece en-suite. The family bathroom is elegantly designed with a four-piece suite.

Outside, the property boasts a private, enclosed rear garden, perfect for family activities or relaxing outdoors. The integral double garage and block-paved driveway provide ample parking and storage. There is an electric vehicle charging point in the garage. The home enjoys easy access to the A1 and Lynchwood Business Park, making it a convenient location for commuters. This property combines comfort, convenience, and style, making it an ideal choice for a growing family.

### Entrance Hall

6'5" x 15'10"

### Lounge

10'4" x 18'4"

### Dining Room

10'2" x 10'7"

### Snug

7'1" x 10'7"

### Kitchen/Diner

10'0" x 9'6"

### Utility Room

5'2" x 6'3"

### WC

5'2" x 2'11"

### Landing

14'11" x 6'1"

### Master Bedroom

14'2" x 12'6"

### En-Suite To Master Bedroom

5'10" x 7'4"

### Bedroom Two

11'4" x 11'5"

### Bathroom

9'7" x 6'8"



### Bedroom Three

12'5" x 9'5"

### Bedroom Four

11'2" x 9'3"

### Garage

15'1" x 16'7"

### EPC - D

66/80

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Off Street, Private, Electric Vehicle Charging Point  
In Garage

Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No

Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues:  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

