

Rosedale

142 MANOR DRIVE, PETERBOROUGH, PE4 7AT



£240,000 OFFERS IN EXCESS OF

" WALKING DISTANCE TO MANOR DRIVE ACADEMY "

- 3 BEDROOMS
- WALKING DISTANCE TO MANOR DRIVE ACADEMY
- 3 PARKING SPACES
- EN-SUITE TO BEDROOM 1, FAMILY BATHROOM AND CLOAKROOM
- POPULAR FAMILY LOCATION
- SEMI DETACHED HOME
- WELL PRESENTED THROUGHOUT
- FRENCH DOORS OUT ONTO THE GARDEN FROM LIVING ROOM
- READY TO MOVE STRAIGHT INTO
- EPC RATING - B / COUNCIL TAX BAND - C



PROPERTY HIGHLIGHTS

Welcome to this charming 3-bedroom, 2-bathroom semi-detached house, perfectly positioned to offer comfortable living in a sought-after location. Within walking distance to Manor Drive Academy, this modern home is ideal for families.

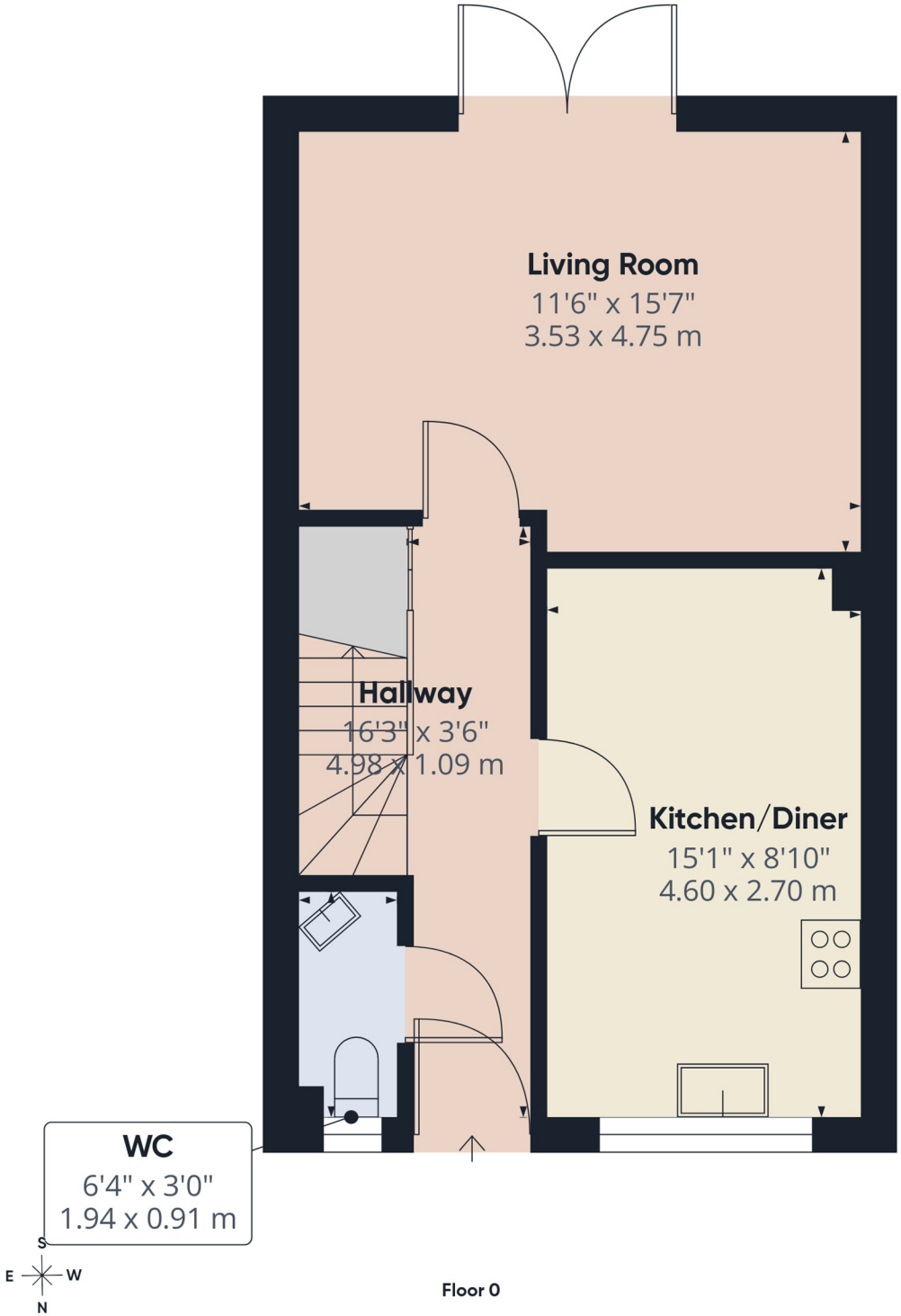
The home itself features an entrance hall, cloakroom, kitchen/diner, living room, 3 bedrooms with an en-suite to bedroom one, family bathroom and parking for 3 cars.

3 Bedrooms 2 Bathroom 1 Reception

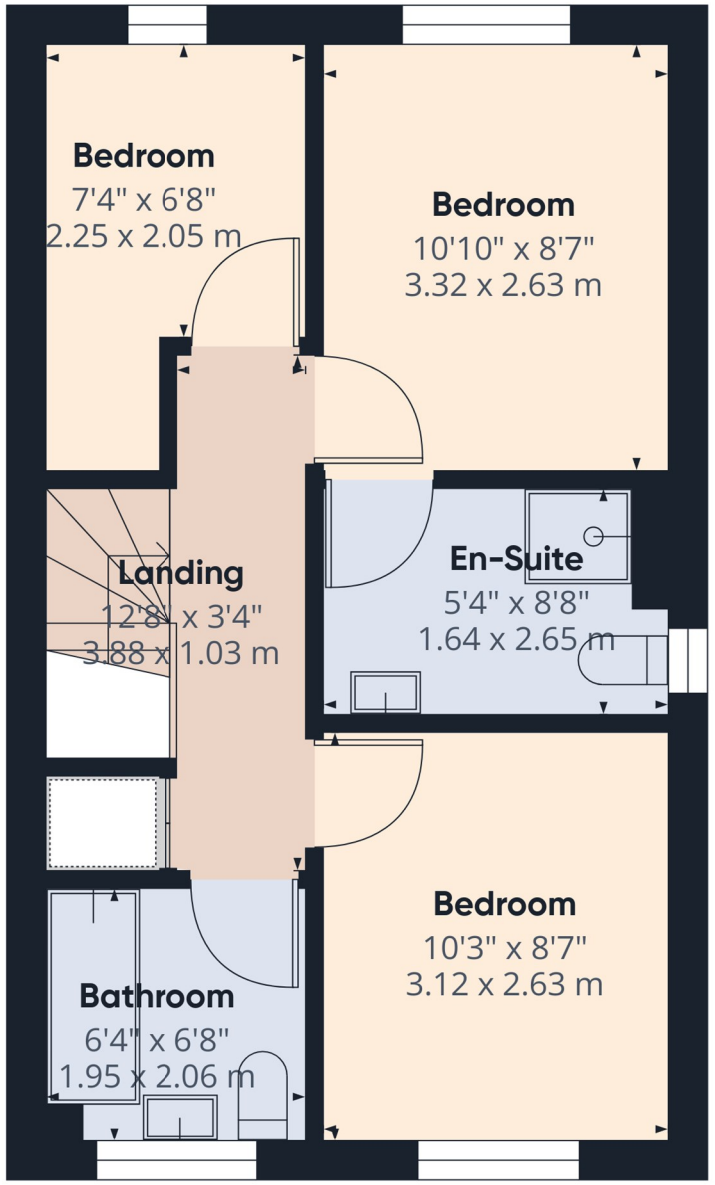








Floor 0



Floor 1

Rosedale

Approximate total area(1)

786 ft²

73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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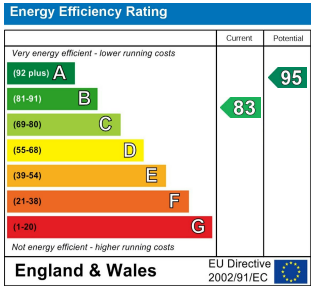


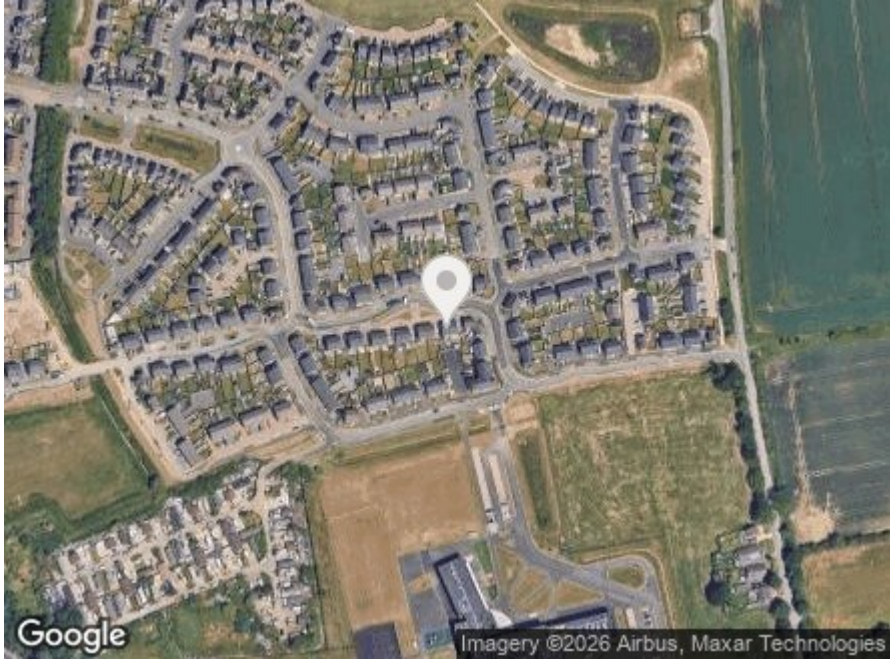
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30888658

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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