Rosedale

4 FABIAN GROVE, PETERBOROUGH, PE2 8WT

£240,000 PRICE GUIDE

"Immaculate modern property with en-suite"

- GUIDE PRICE £240,000 - £250,000
- EN-SUITE TO BEDROOM ONE, FAMILY BATHROOM AND CLOAKROOM
- DRIVEWAY
- GOOD SIZED GARDEN
- 3 BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY OR FAMILY HOME
- CUL DE SAC LOCATION
- MODERN PROPERTY
- COUNCIL TAX BAND - C / EPC - RATING B

PROPERTY HIGHLIGHTS

GUIDE PRICE £240,000 - £250,000

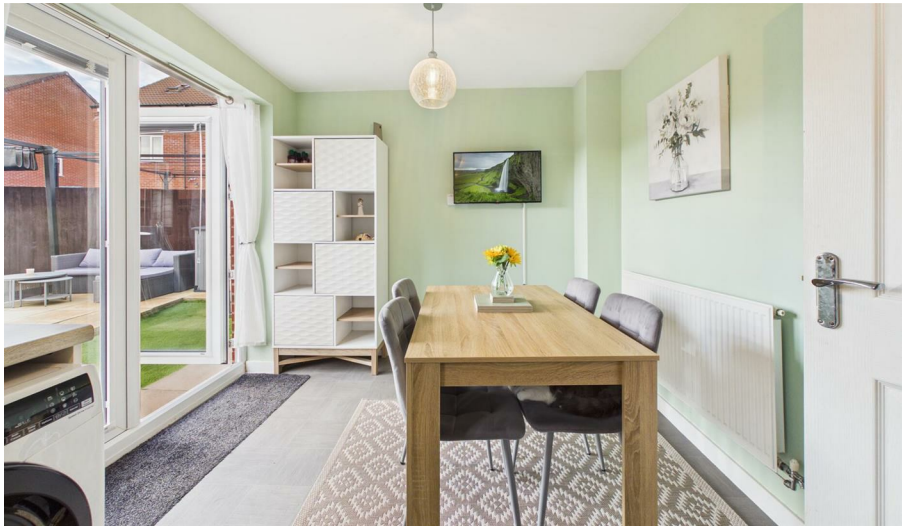
This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms with an en-suite to bedroom one and a family bathroom, this property is ideal for families or those seeking extra space.

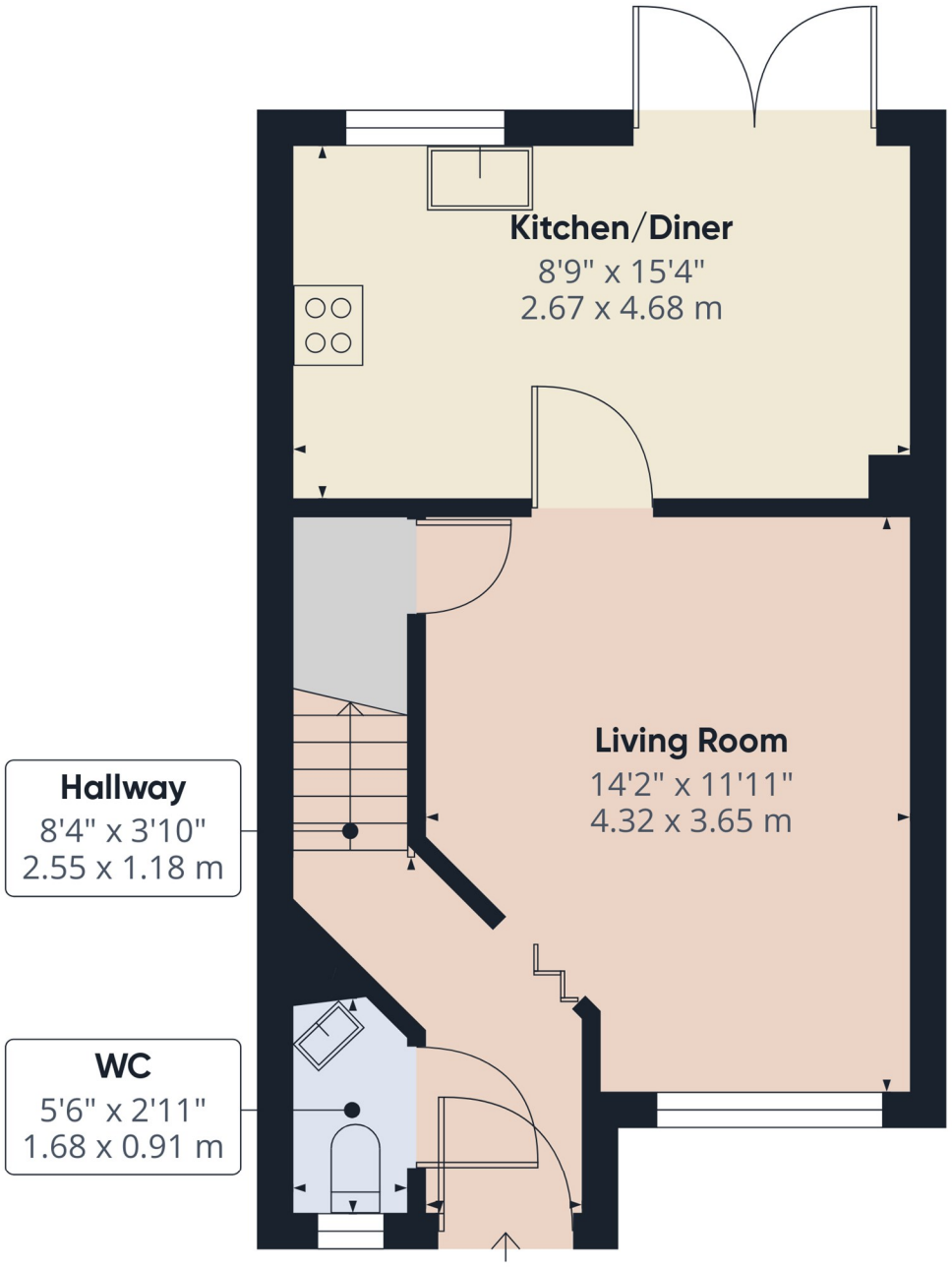
The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. Followed by a modern kitchen/diner with French doors out onto the garden. We have been advised by the vendors, this is a West facing garden.

The area is well-connected, providing easy access to public transport and major roadways, which is perfect for commuters.

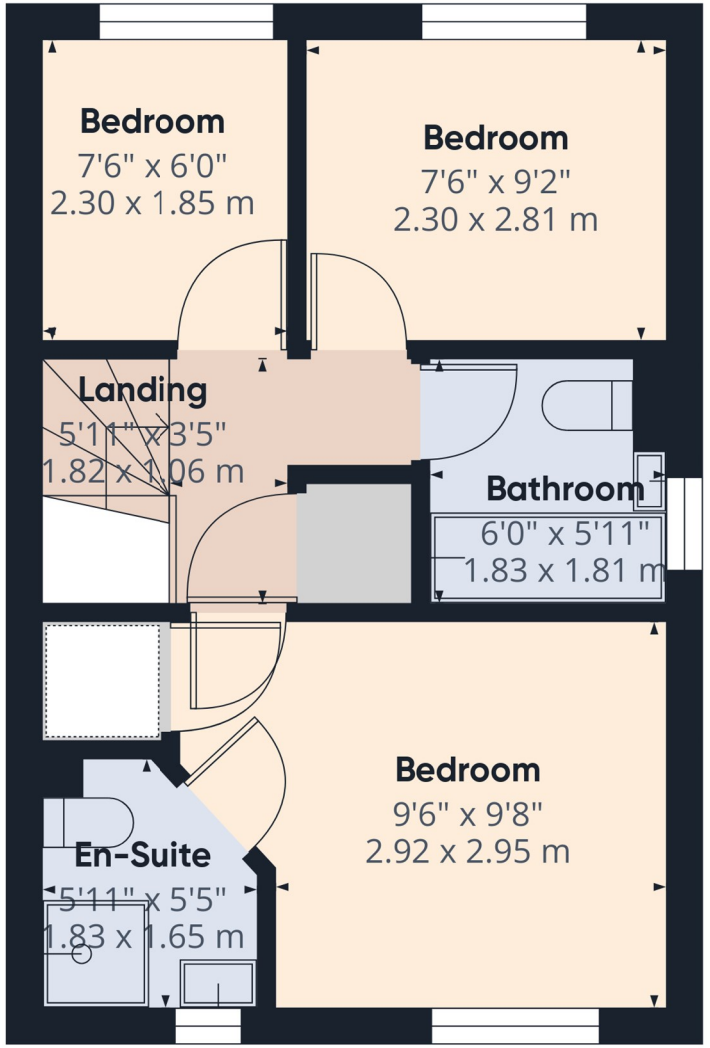
Do not miss the chance to view this lovely property and envision your future here.

3 Bedrooms 2 Bathroom 1 Reception





Floor 0



Floor 1

Rosedale

Approximate total area(1)

695 ft²

64.6 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.

GIRAFFE360

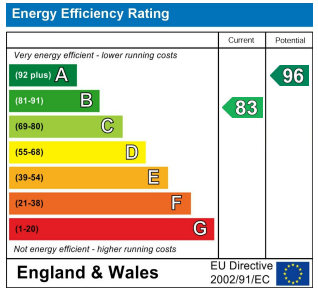
TISSUES

SERVICES & UTILITIES

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

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

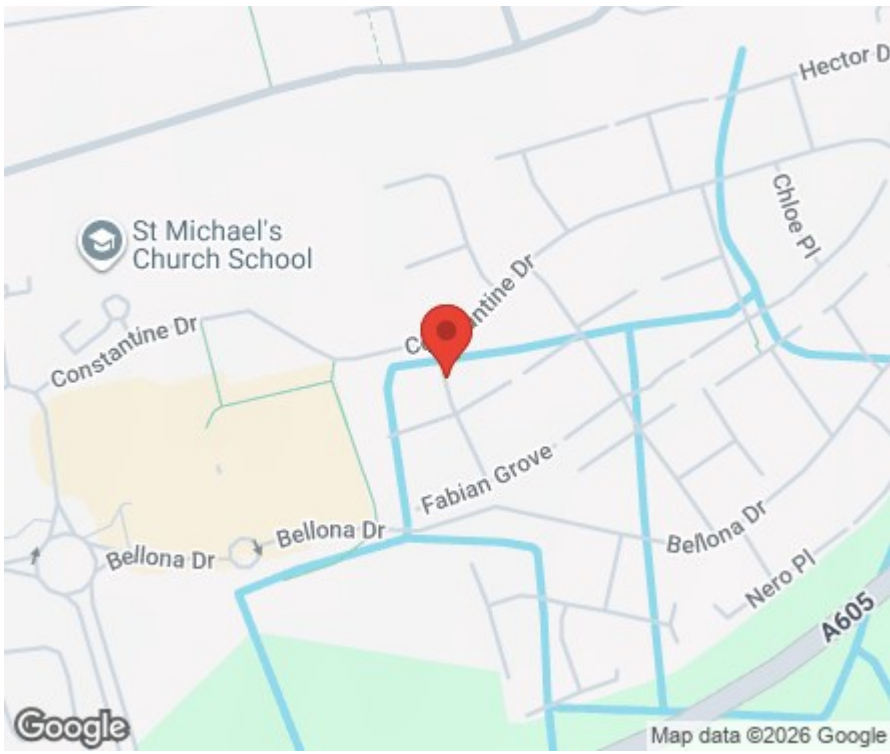
Or alternatively speak to your Rosedale agent who will be able to help you.



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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