


Rosedale

# 1008 LINCOLN ROAD, PETERBOROUGH, PE4 6AL



# £220,000 OFFERS OVER

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- 2 RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT LINKS
- IDEAL FOR FAMILIES
- GARAGE TO THE REAR
- GOOD SIZE GARDEN



## PROPERTY HIGHLIGHTS

This semi-detached house benefits from no onward chain and offers 2 reception rooms, kitchen, 3 bedrooms, bathroom, spacious rear garden and garage.

The property is situated in a location that benefits from excellent transport links, making commuting a breeze. Local amenities, including shops, schools, and parks, are within easy reach.

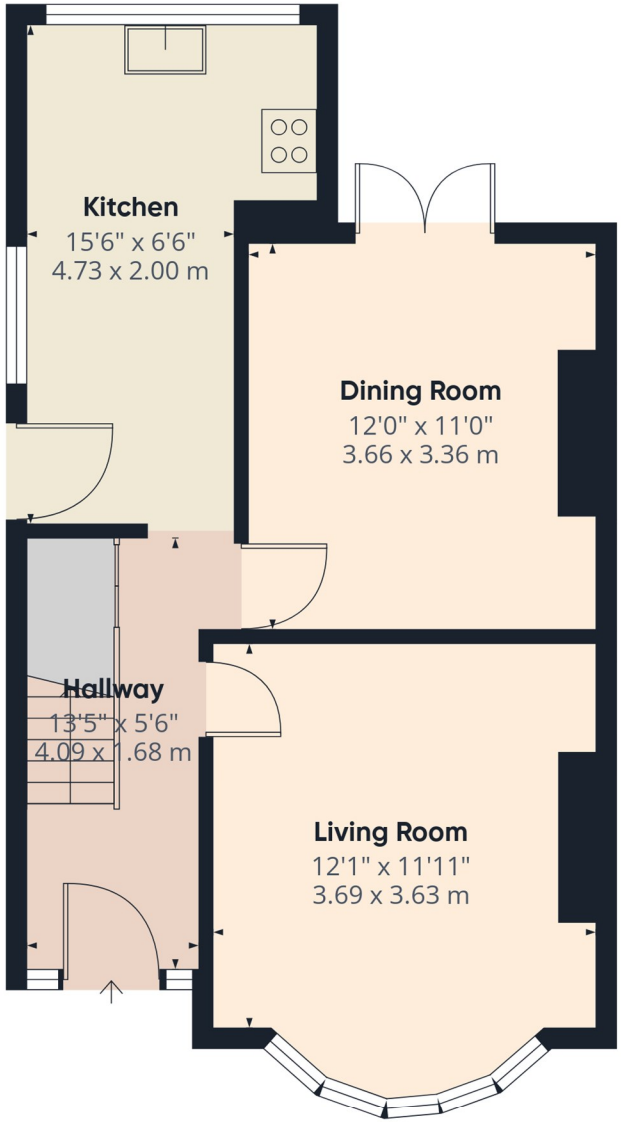
Don't miss the chance to make this delightful house your new home.

3 Bedrooms 1 Bathroom 1 Reception

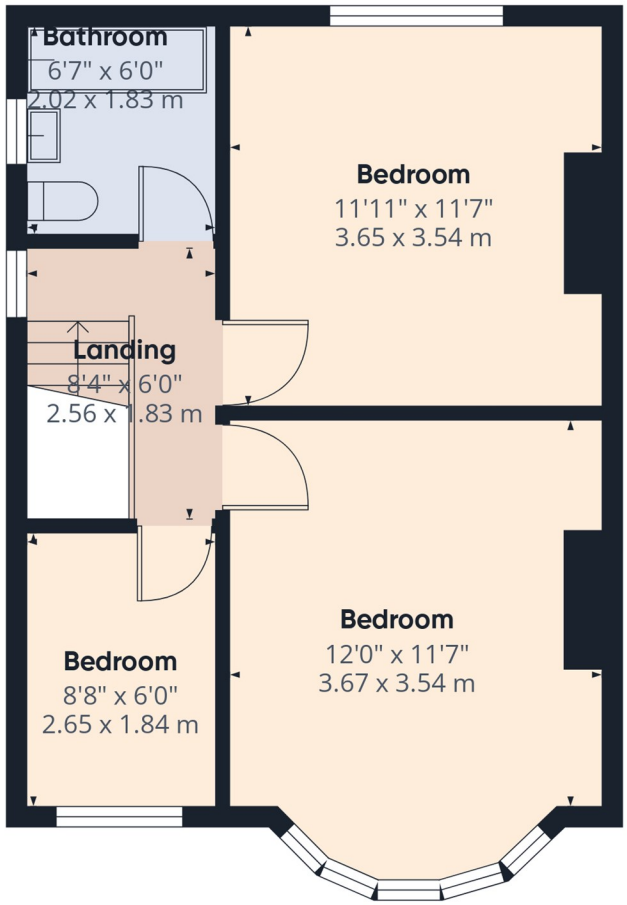




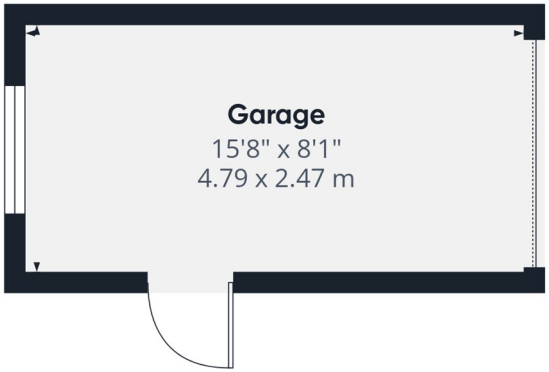





**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

1026 ft²

95.2 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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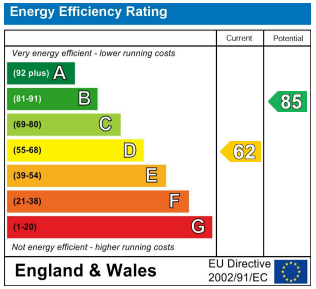


## SERVICES & UTILITIES

**Tenure:** **Council Tax Band:** B

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.



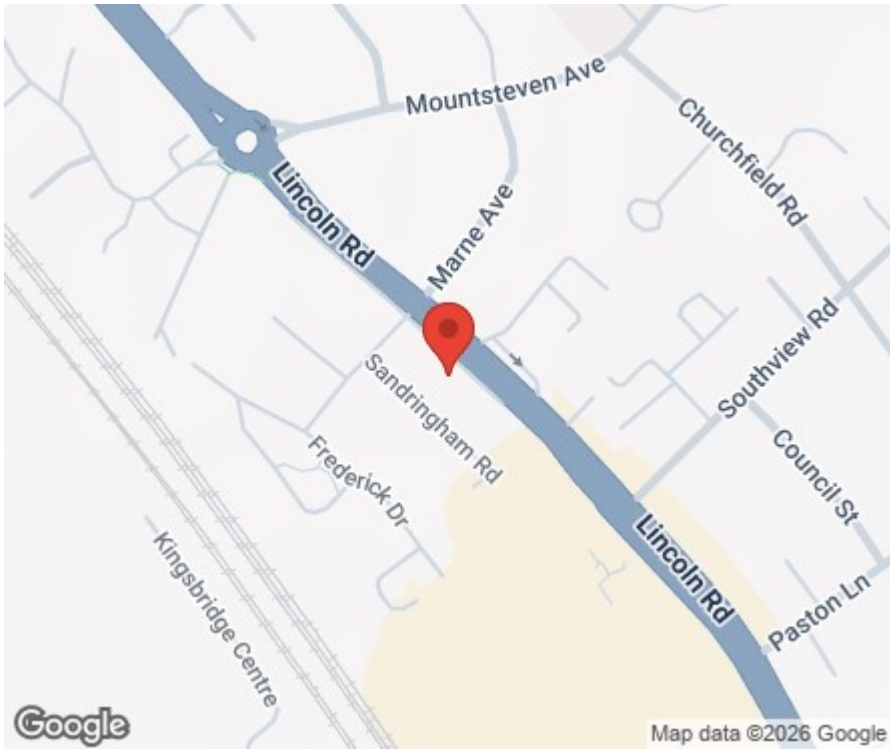




## Interested in viewing this property?

# 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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