



21 HUMPHRYS STREET, PETERBOROUGH, PE2 9RH



£350,000 PRICE GUIDE

"Well presented family home with en-suite"

- MODERN PROPERTY
- NO ONWARD CHAIN
- TWO RECEPTION AREAS
- EN-SUITE TO BEDROOM ONE
- FOUR BEDROOMS
- UPVC CONSERVATORY
- FEATURE CEILING IN BEDROOM
- WELL PRESENTED PROPERTY
- VIEWING IS HIGHLY RECOMMENDED
- COUNCIL TAX BAND - D / EPC RATING - C



PROPERTY HIGHLIGHTS

Guide price £350,000 - £375,000.

Welcome to this beautifully presented four-bedroom family home, perfectly combining spacious living with modern comforts.

Situated in a sought-after neighbourhood, the property boasts two generous reception rooms, a spacious kitchen and conservatory, ideal for both relaxing and entertaining. You will also find four bedrooms with an en-suite to bedroom one, family bathroom, cloakroom, driveway, garage and garden - what more could you possibly desire!

The property is located in a vibrant community that benefits from excellent amenities and easy access to local schools, parks, and transport links.

🛏 4 Bedrooms 🚿 2 Bathroom 🪑 2 Reception

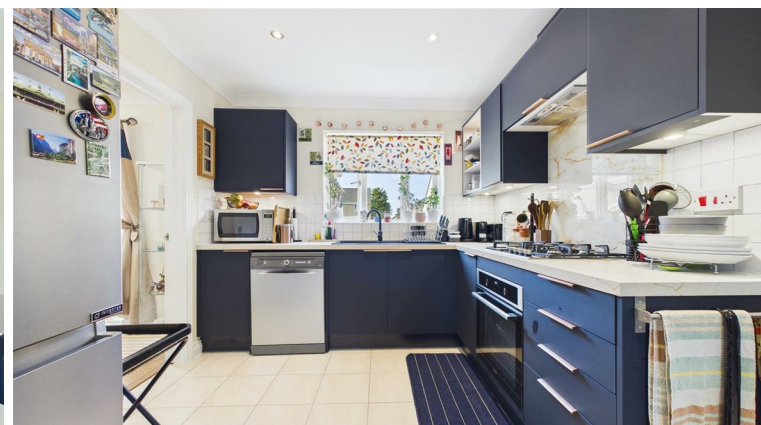




Floor -1







SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30095313

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	78
EU Directive 2002/91/EC		

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.

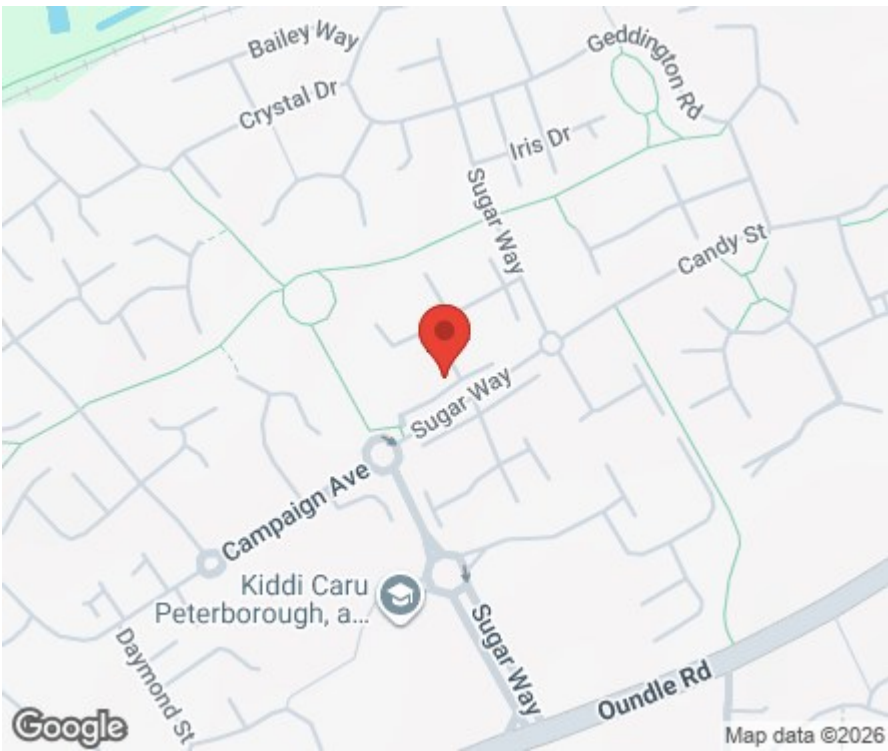
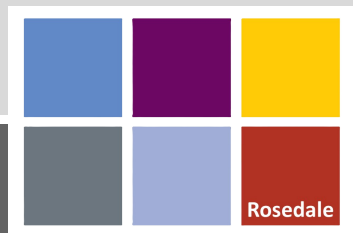
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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