Rosedale

843 LINCOLN ROAD, PETERBOROUGH, PE1 3HG

£220,000

- 3 BEDROOMS
- 3 RECEPTION ROOMS
- GOOD SIZED GARDEN
- CLOSE TO LOCAL AMENITIES
- Guide price £230,000 - £240,000
- SEMI DETACHED HOME
- FANTASTIC INVESTMENT OR FAMILY HOME
- CHARACTER HOME

PROPERTY HIGHLIGHTS

*** 3 BEDROOM SEMI-DETACHED HOME *** '' Guide price £230,000 - £240,000. Close to local amenities including Brotherhoods Retail Park and Maskew Avenue, this three bedroom house is a fantastic investment or family home. Benefiting from three reception rooms, a good sized garden, cloakroom and three bedrooms. Viewings are highly recommended to appreciate this character home. EPC Energy Rating - E/ Council Tax Band -B. ''

3 Bedrooms 1 Bathroom 2 Reception

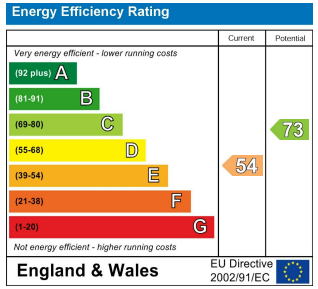
KITCHEN
RECEPTION ROO
ALLWAY
LOAKROO
RECEPTION ROOM
UP
UPBOAR
RECEPTION ROOM
BEDROOM 3
BATHROOM
LANDING
BEDROOM 1
UPBOARD
LANDING
BEDROOM 2

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29764518

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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