Rosedale

78 WINGFIELD, ORTON GOLDHAY, PETERBOROUGH, PE2 5TJ

£180,000 GUIDE PRICE

' No onward chain '

- NO ONWARD CHAIN
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- GARAGE
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- VIEWING RECOMMENDED
- BUNGALOW

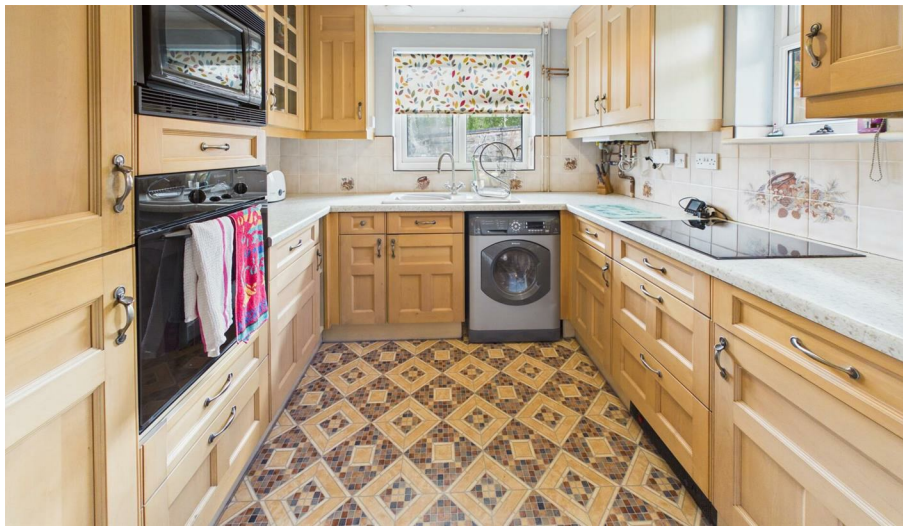
PROPERTY HIGHLIGHTS

Guide price of £180,000 - £190,000 which is located in a cul de sac in Wingfield, Orton Goldhay, this spacious bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a home convenient all on one level. There is also two reception rooms, providing a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

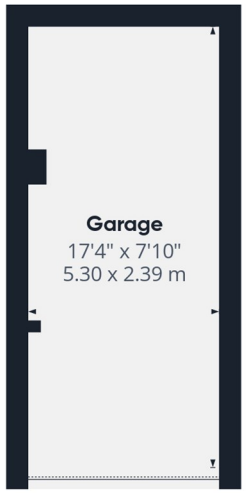
Whether you are looking to downsize or seeking your first home, this bungalow presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location.

Do not miss the chance to make this charming property your own.

3 Bedrooms 1 Bathroom 1 Reception



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1031 ft²

96 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

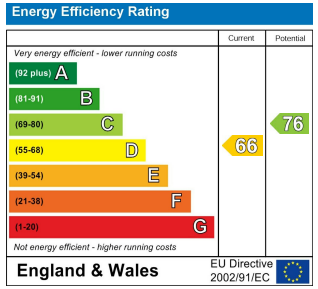
I TRIED TO BE
NORMAL ONCE.
WORST TWO MINUTES OF MY LIFE

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.

Rosedale

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