

Rosedale

83 FRANCIS GARDENS, PETERBOROUGH, PE1 3XT



£250,000

- DETACHED BUNGALOW WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS PROVIDING VERSATILE ACCOMMODATION
- PRINCIPAL BEDROOM BENEFITTING FROM BUILT-IN BEDROOM FURNITURE
- MODERN KITCHEN / BREAKFAST ROOM WITH PENINSULA BAR
- INTEGRATED APPLIANCES
- MODERN SHOWER ROOM
- BAY FRONTED LIVING ROOM OVERLOOKING FRONT GARDEN
- AMPLE OFF ROAD PARKING & GARAGE WITH ELECTRIC ROLLER DOOR
- SPACIOUS CONSERVATORY WITH FRENCH DOORS INTO GARDEN
- EPC ENERGY RATING CURRENTLY UNAVAILABLE // COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Offered for sale with no onward chain, this well-presented two double bedroom detached bungalow boasts spacious and versatile accommodation throughout, complemented by a modern interior, generous conservatory and enclosed rear garden.

The accommodation briefly comprises an entrance porch leading into the hallway, a modern kitchen/breakfast room featuring integrated appliances including a fridge/freezer and dishwasher, along with a peninsula breakfast bar. There is a modern shower room and two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in bedroom furniture. The second bedroom features sliding doors opening onto the rear garden and offers flexibility to be utilised as a separate dining room if desired.

The spacious living room enjoys a feature bay window overlooking the front garden, along with an attractive fireplace. A convenient side porch connects the kitchen to the integral garage and the generous conservatory, which provides an additional reception space with French doors opening onto the rear garden. The side porch also benefits from a useful storage cupboard with plumbing for a washing machine.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with mature planting and established shrubbery. There is gated side access leading to the front of the property, along with a personnel door providing direct access into the garage, which benefits from an electric roller door.

2 Bedrooms 1 Bathroom 2 Reception











Approximate total area(1)

1074 ft²

99.8 m²

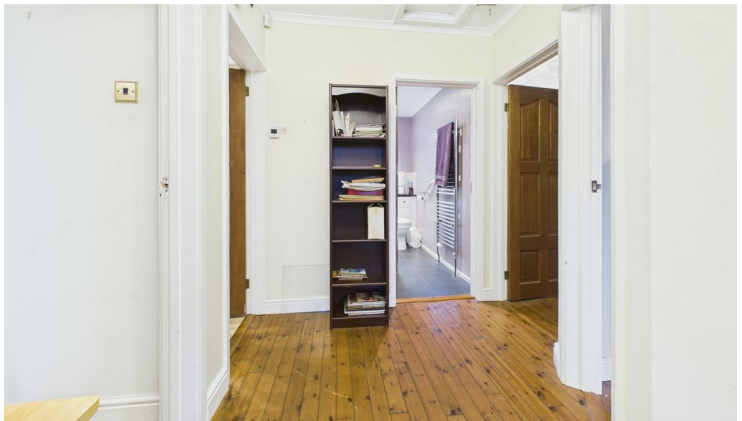
(1) Excluding balconies and terraces

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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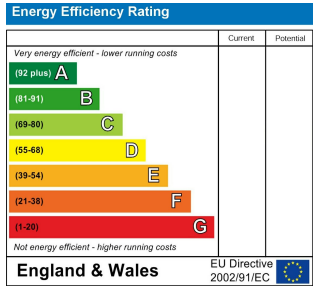


SERVICES & UTILITIES

Tenure: 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?

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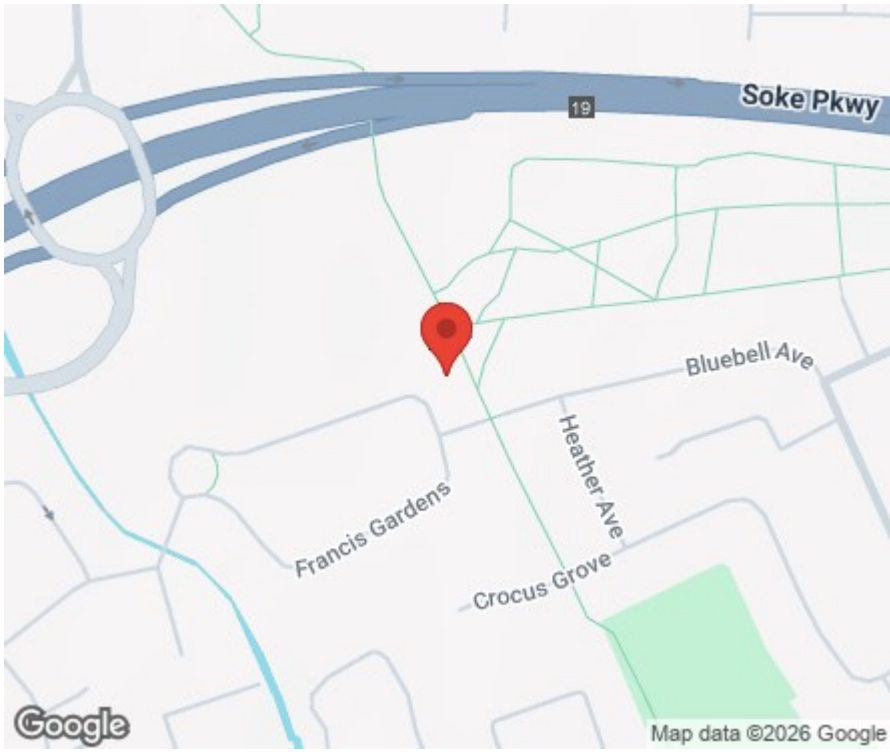
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Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

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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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