



30 ST GUTHLAC AVENUE, MARKET DEEPING, PE6 8BH



£170,000

"Two bedroom versatile bungalow close to town centre"

- NO ONWARD CHAIN
- LOW MAINTENANCE REAR GARDEN
- TWO BEDROOMS
- SHOWER ROOM
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- KITCHEN / BREAKFAST ROOM
- BUNGALOW
- SINGLE STOREY LIVING
- COUNCIL TAX BAND A / EPC ENERGY RATING D



## PROPERTY HIGHLIGHTS

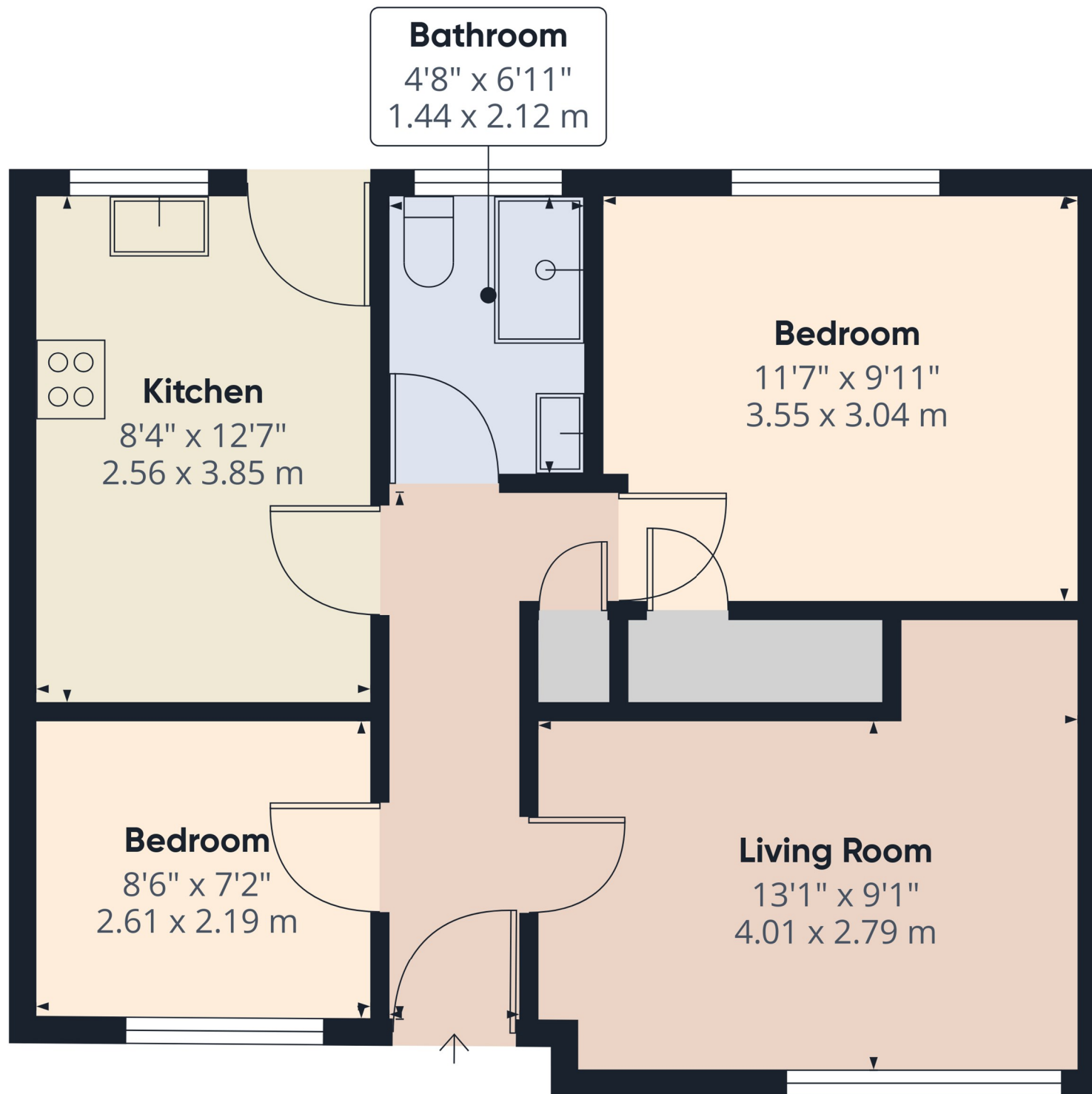
Situated within walking distance to Market Deeping town centre, this two bedroom bungalow is offered with no onward chain.

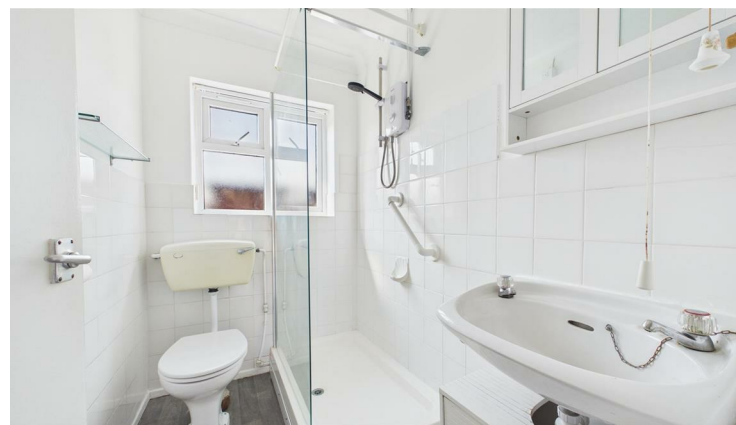
Briefly comprising an entrance hall, two bedrooms, with the second bedroom offering versatility to be used as a separate dining room, a spacious lounge, and a kitchen with space for a small breakfast table.

Externally, there is a low maintenance rear garden and a mainly laid to lawn front garden.



 2 Bedrooms  1 Bathroom  1 Reception



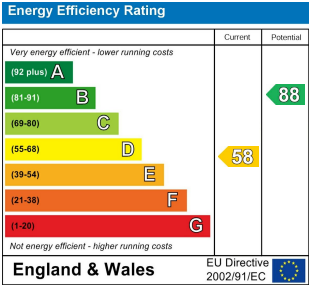


# SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: A

For the MATERIAL INFORMATION REPORT on this property select the link - 30433502

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



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

## 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.

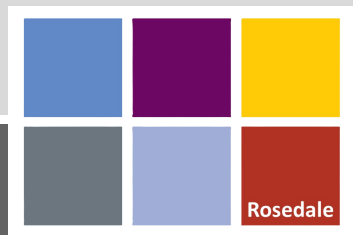
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**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.



rosedalepropertyagents.com