

Rosedale

125 ULDALE WAY, GUNTHORPE, PETERBOROUGH, PE4 7ZW



£200,000 PRICE GUIDE

" SPACIOUS WRAP AROUND GARDEN "

- GUIDE PRICE £200,000- £220,000
- SPACIOUS WRAP AROUND GARDEN
- 2 DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- IDEAL 1ST TIME BUY OR HOME TO DOWNSIZE TO
- SEMI DETACHED HOUSE
- DRIVEWAY
- SOUGHT AFTER LOCATION OF GUNTHORPE
- MODERN BATHROOM
- COUNCIL TAX BAND - A // EPC RATING - D



PROPERTY HIGHLIGHTS

Guide price of £200,000- £220,000 for this charming two-bedroom semi-detached house in the sought-after area of Gunthorpe offers an ideal opportunity for first-time buyers, downsizers, or investors seeking a well-presented home in a cul de sac location.

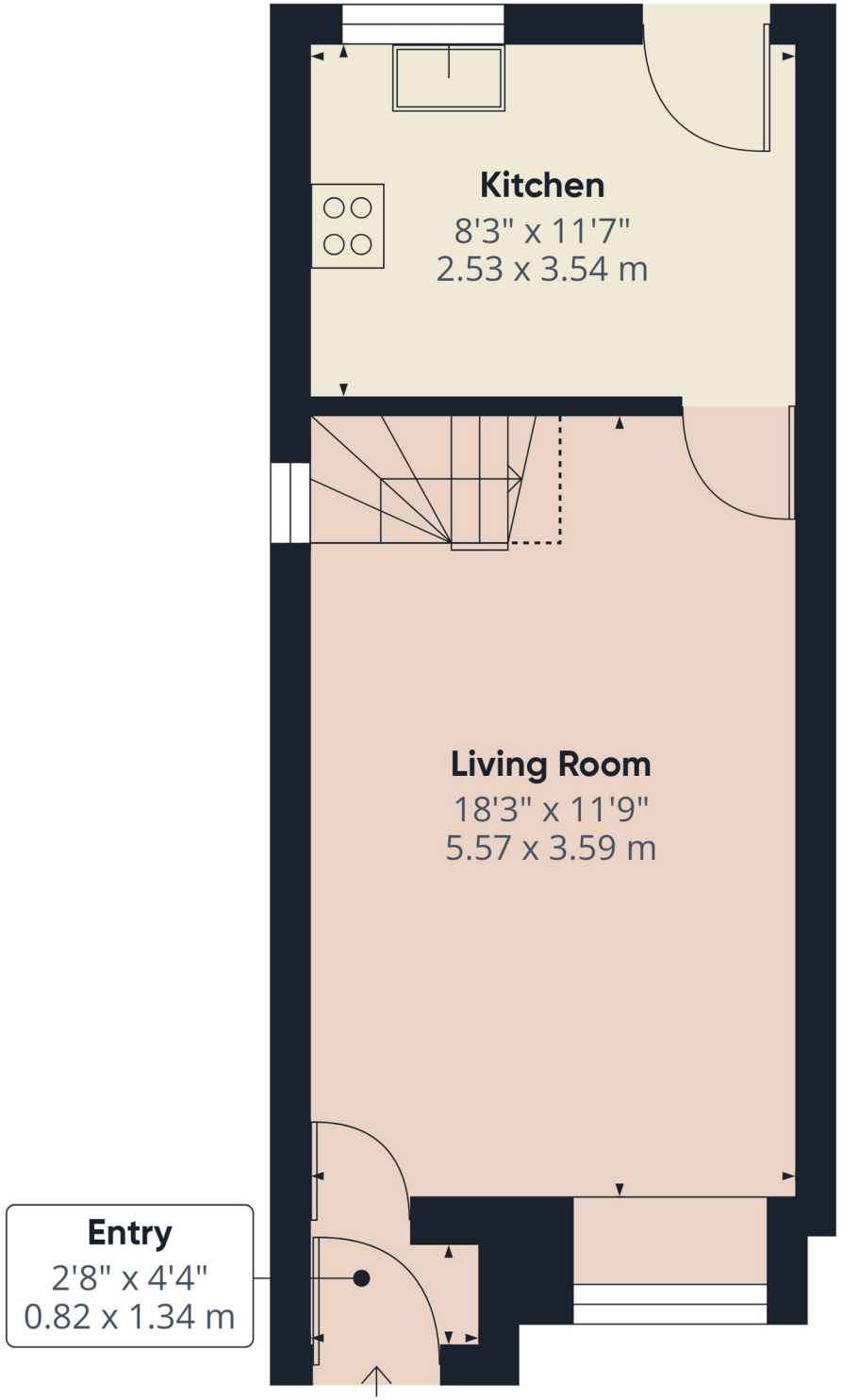
With a wrap around garden - offering masses of potential, this well presented home comprises of an entrance porch, lounge/diner, kitchen, 2 double bedrooms, bathroom and driveway.

2 Bedrooms 1 Bathroom 1 Reception

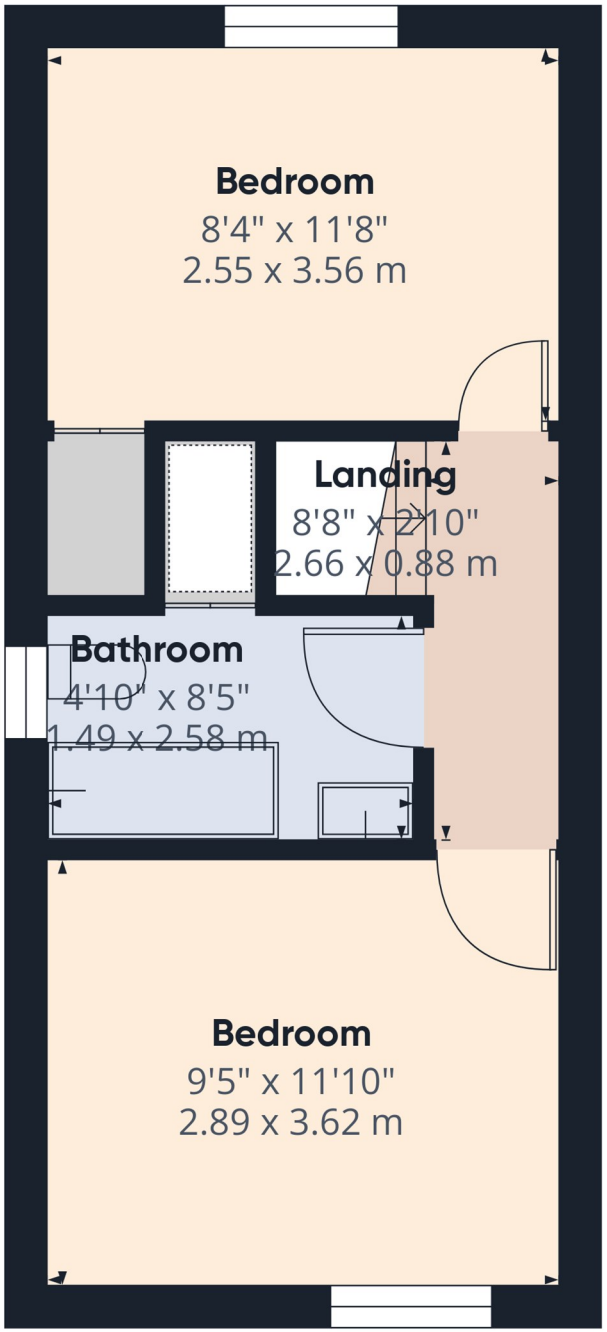








Floor 0



Floor 1

Rosedale

Approximate total area(1)

625 ft²

58 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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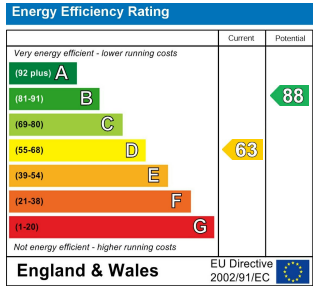


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30341596

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





Interested in viewing this property?

01733 574969

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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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