

Rosedale

34A NOBLE CLOSE, GUNTHORPE, PETERBOROUGH, PE4 7EY



£225,000

" Ideal first time buy "

- 100% SHARE - ALSO AVALIABLE AT 50% SHARE FOR £112,500
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- 2 PARKING SPACES AT FRONT
- EPC RATING - B /COUNCIL TAX - B
- FRENCH DOORS OUT ONTO GARDEN
- CUL DE SAC LOCATION
- IDEAL FOR 1ST TIME BUYERS
- REAR GARDEN



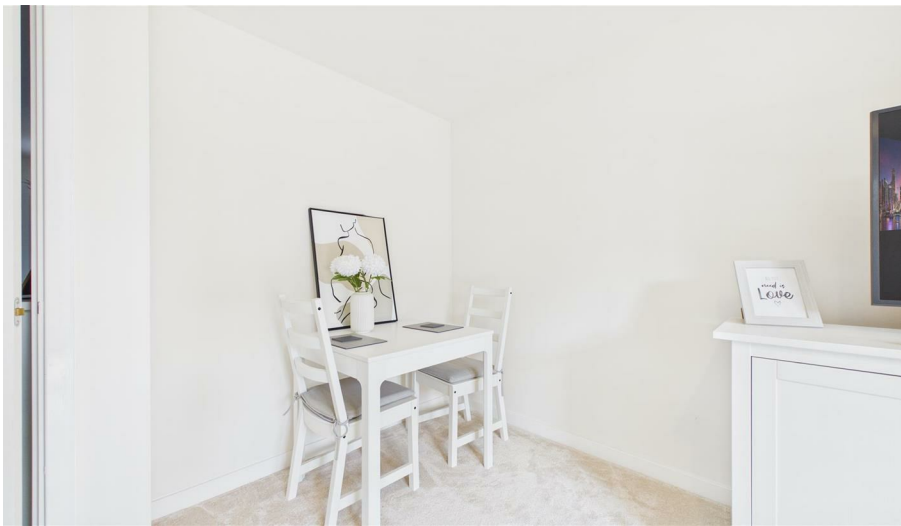
PROPERTY HIGHLIGHTS

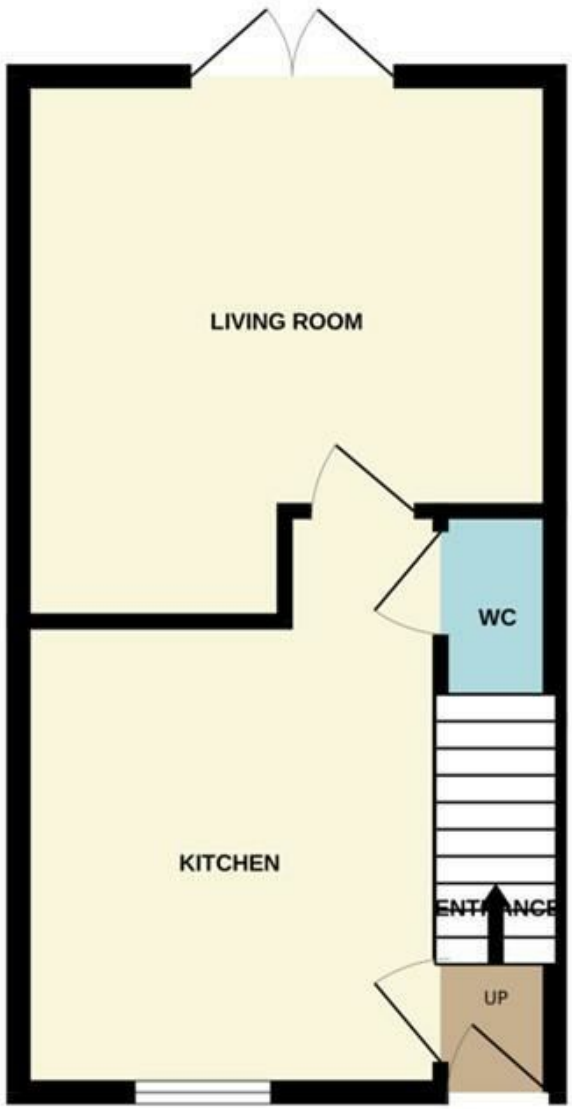
*** PERFECT FIRST TIME BUY ***
The property features an entrance, kitchen, cloakroom, living room with french doors out onto the garden, 2 double bedrooms, bathroom, 2 parking spaces and a rear garden. Council Tax Band - B/ EPC Energy Rating - B.

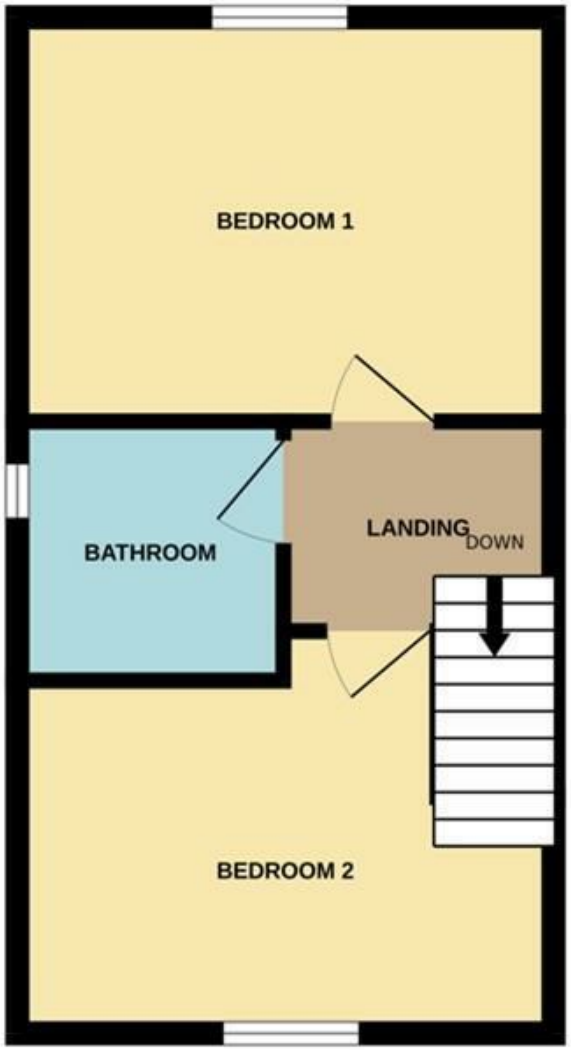
2 Bedrooms 1 Bathroom 1 Reception








LIVING ROOM
WC
KITCHEN
ENTRANCE
UP


BEDROOM 1
BATHROOM
LANDING
DOWN
BEDROOM 2


beko
BON appétit
let's EAT





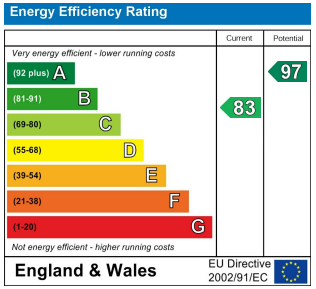


SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30568615

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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