Rosedale

# 10 TARRANT, WERRINGTON, PETERBOROUGH, PE4 5EF

**£315,000** GUIDE PRICE

*"Immaculate bungalow with converted garage"*

- MODERN DETACHED BUNGALOW / GUIDE PRICE £315,000 - £320,000
- THREE BEDROOMS
- MODERN KITCHEN
- CONVERTED GARAGE INTO THIRD BEDROOM
- LIVING ROOM / DINING AREA & CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- CUL DE SAC LOCATION
- WELL PRESENTED HOME
- VIEWING IS HIGHLY RECOMMENDED RECOMMENDED
- EPC RATING - C / COUNCIL TAX BAND - D

## PROPERTY HIGHLIGHTS

Welcome to this charming three-bedroom detached bungalow, offering flexible and spacious living accommodation. Guide price of £315,000 - £320,000.

Situated in a sought-after cul de sac location, this property presents an excellent opportunity for those seeking a comfortable home with low maintenance.

Featuring an entrance hall, 3 bedrooms, a modern kitchen, modern shower room, lounge/diner and conservatory.

Externally, the property enjoys a low maintenance garden area, perfect for outdoor entertaining, gardening, or simply unwinding. Driveway parking is available at the front.

3 Bedrooms 1 Bathroom 2 Reception

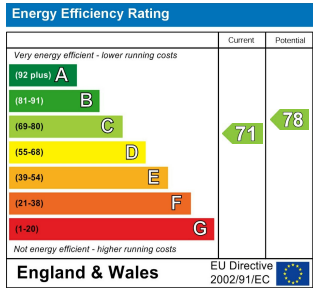
Sunroom
Bedroom
Dining Area
Kitchen
Shower Room
Bedroom
Hallway
Living Area
Hallway
Bedroom

## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30635813

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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