

Rosedale

51 ST. MICHAELS GATE, PETERBOROUGH, PE1 4YJ



£165,000 PRICE GUIDE

"Ideal for first time buyers or investors"

- 2/3 BEDROOMS
- CHALET STYLE
- CUL DE SAC LOCATION
- BLANK CANVAS
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- PERFECT FOR YOU TO PUT YOUR OWN STAMP ON
- NEIGHBOURING PROPERTY ALSO AVALIABLE FOR SALE THROUGH US
- EASY ACCESS TO TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED



PROPERTY HIGHLIGHTS

This semi detached house presents an excellent opportunity for both first-time buyers and those looking to invest.

On the ground floor, you will find a good sized kitchen/diner, living room and bedroom 3/study area.

Upstairs, the property features 2 comfortable bedrooms that provide a peaceful retreat at the end of the day. The bathroom is modern and well-maintained, ensuring convenience for all residents.

With its appealing features, this house in St. Michaels Gate is a wonderful opportunity not to be missed. Whether you are looking to settle down or invest, this property is sure to meet your needs.

Agent notes -

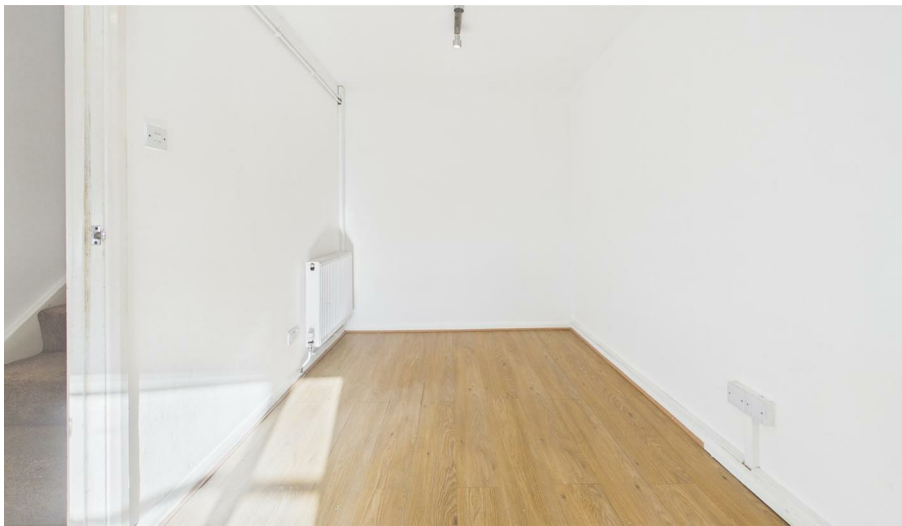
Please note, there is a service charge for the area. The latest charge was £753.30 for the year.

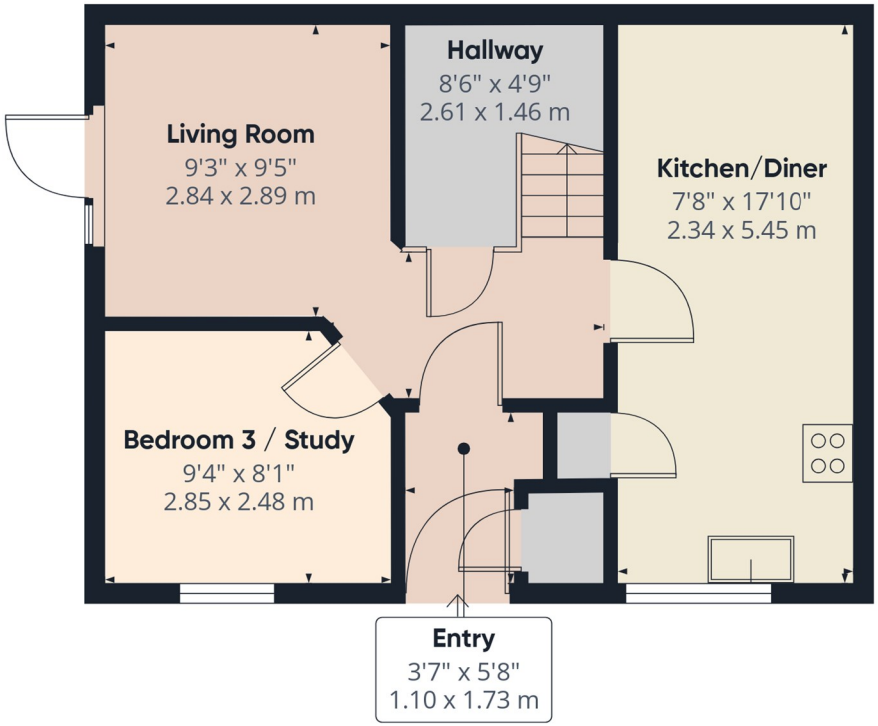
According to the title deeds, there are certain unspecified restrictive covenants, we would advise your solicitor to clarify further.

3 Bedrooms 1 Bathroom 1 Reception

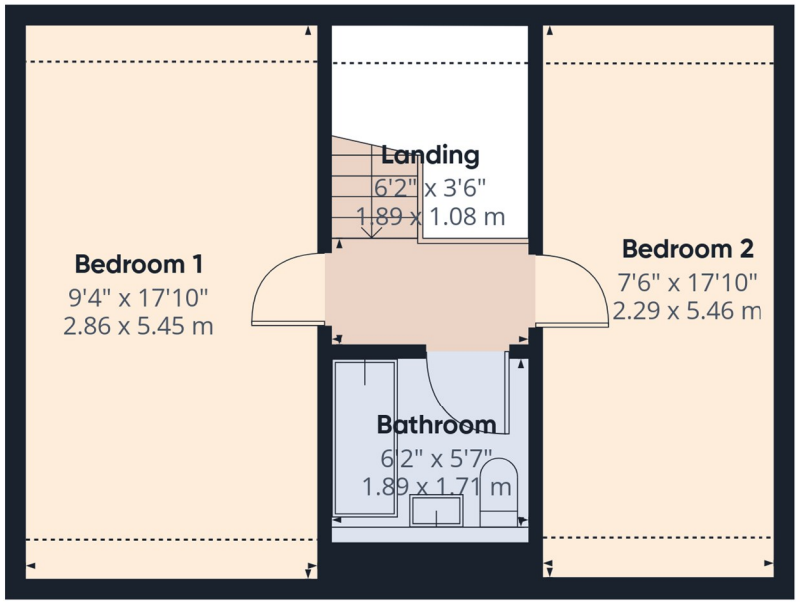








Floor 0



Floor 1



Rosedale

Approximate total area(1)

773 ft²

71.7 m²

Reduced headroom

39 ft²

3.7 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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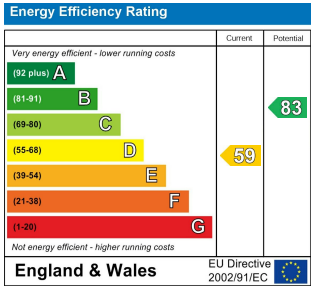


SERVICES & UTILITIES

Tenure: **Council Tax Band:** A

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?

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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