

Rosedale

33 LAVENDER CRESCENT, PETERBOROUGH, PE1 3UH



£200,000 PRICE GUIDE

" Refitted kitchen and bathroom "

- SEMI DETACHED HOUSE
- RENNOVATED KITCHEN AND BATHROOM
- IDEAL FOR SMALL FAMILIES OR FIRST TIME BUYERS
- PERFECT TO PUT YOUR OWN STAMP ON
- EPC RATING - D / COUNCIL TAX BAND - B
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- 2 DOUBLE BEDROOMS
- DRIVEWAY
- HASSLE FREE PURCHASE



PROPERTY HIGHLIGHTS

Guide price £200,000 - £210,000.

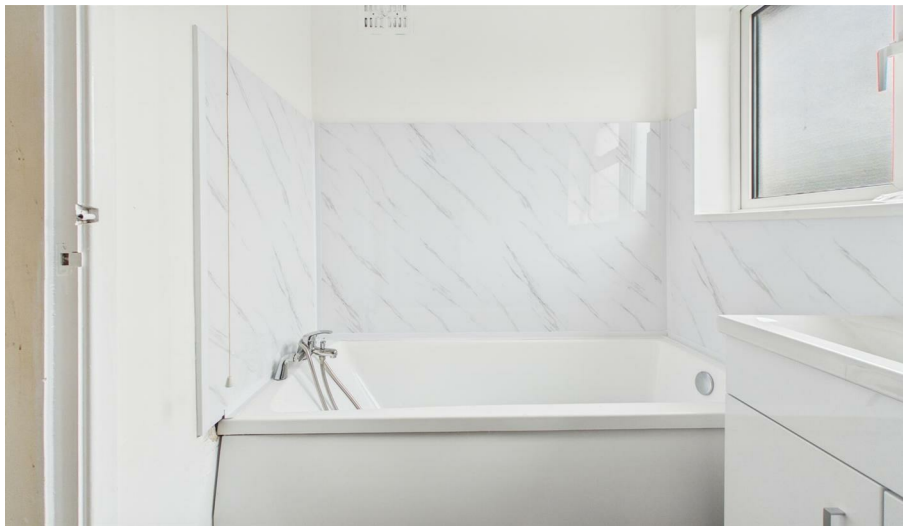
This semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The home benefits from a refitted kitchen and bathroom, leaving the rest of the home perfect for someone to put their own stamp on and make their own.

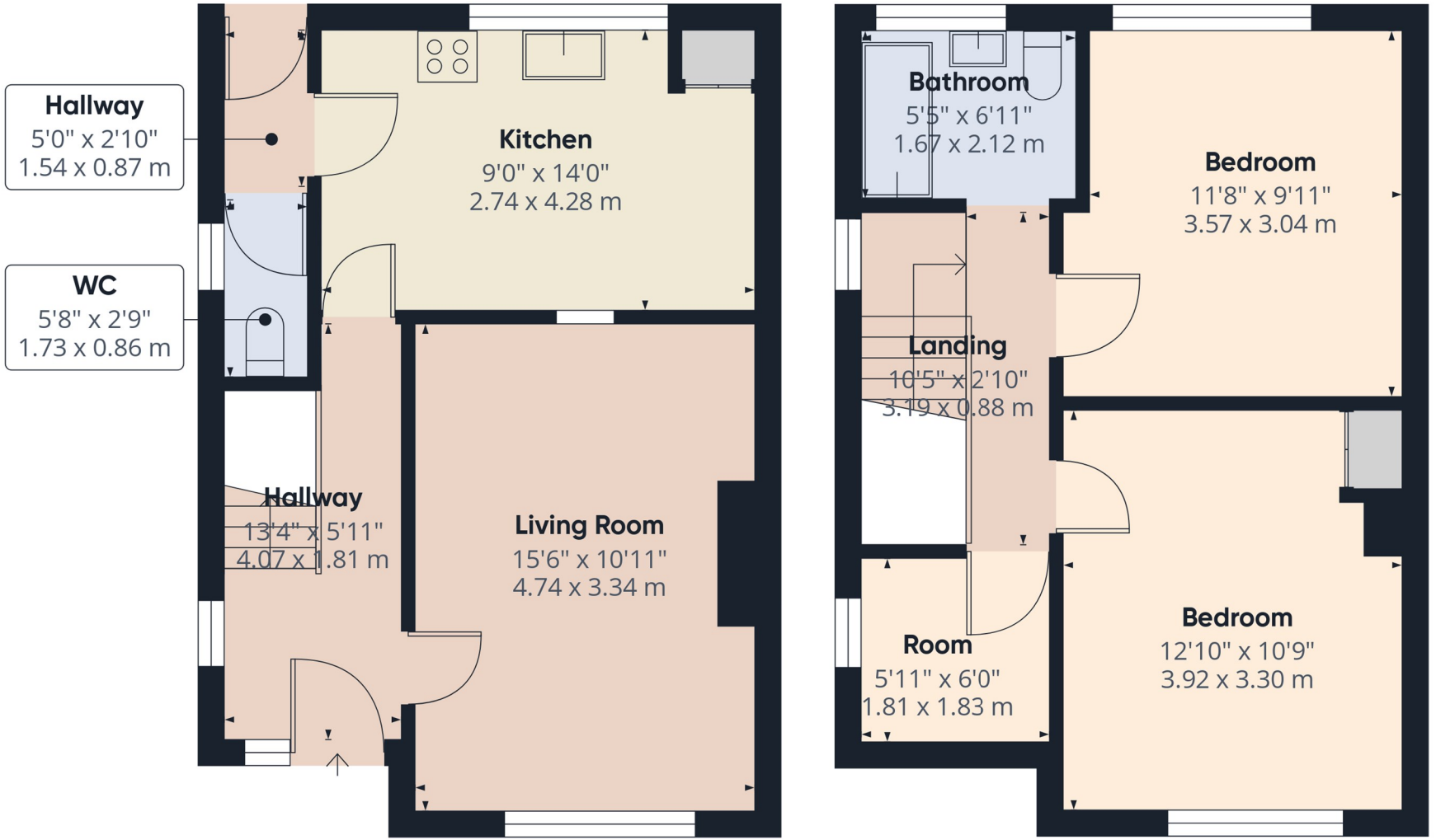
Lavender Crescent is well-connected to local amenities, schools, and parks, catering to the needs of families and individuals alike.

3 Bedrooms 1 Bathroom 1 Reception











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Approximate total area(1)

758 ft²

70.4 m²

(1) Excluding balconies and terraces

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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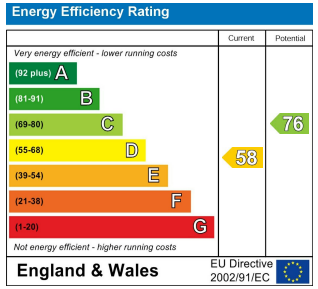


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

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.

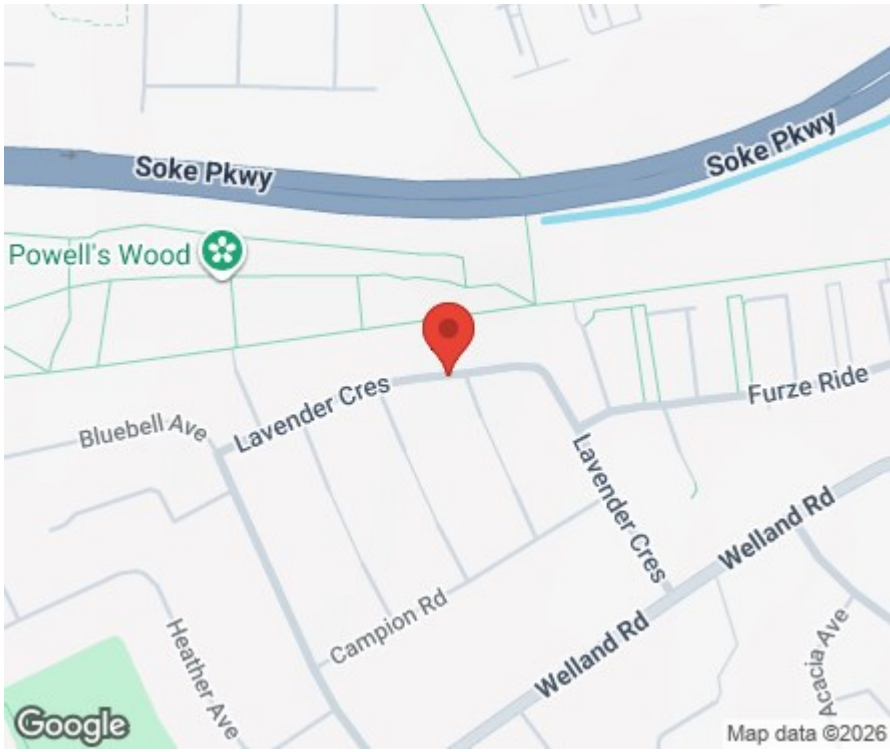
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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