Rosedale

16 HOME PASTURE, WERRINGTON, PETERBOROUGH, PE4 5AW

£250,000 PRICE GUIDE

" REFITTED KITCHEN AND LOW MAINTEANCE GARDEN "

- 3 BEDROOMS
- GARAGE AND DRIVEWAY
- LOW MAINTENANCE GARDEN
- WERRINGTON
- MODERN KITCHEN
- DETACHED HOME
- CUL DE SAC LOCATION
- IDEAL FIRST TIME BUY
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND - B // EPC RATING - C

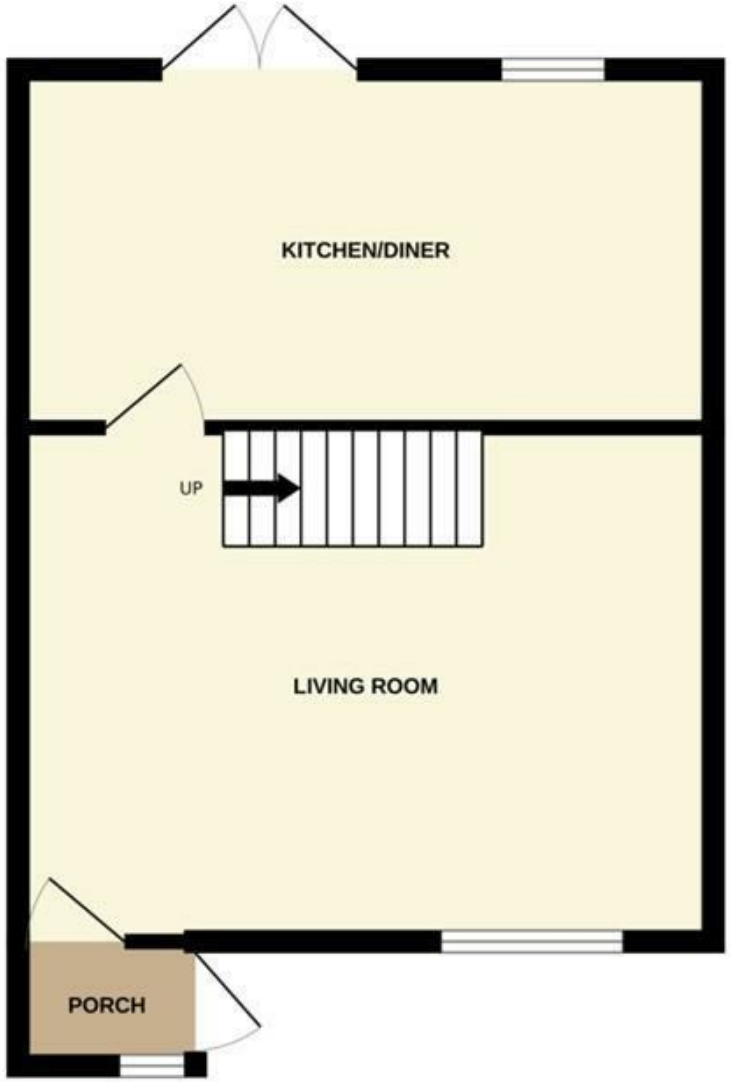
PROPERTY HIGHLIGHTS

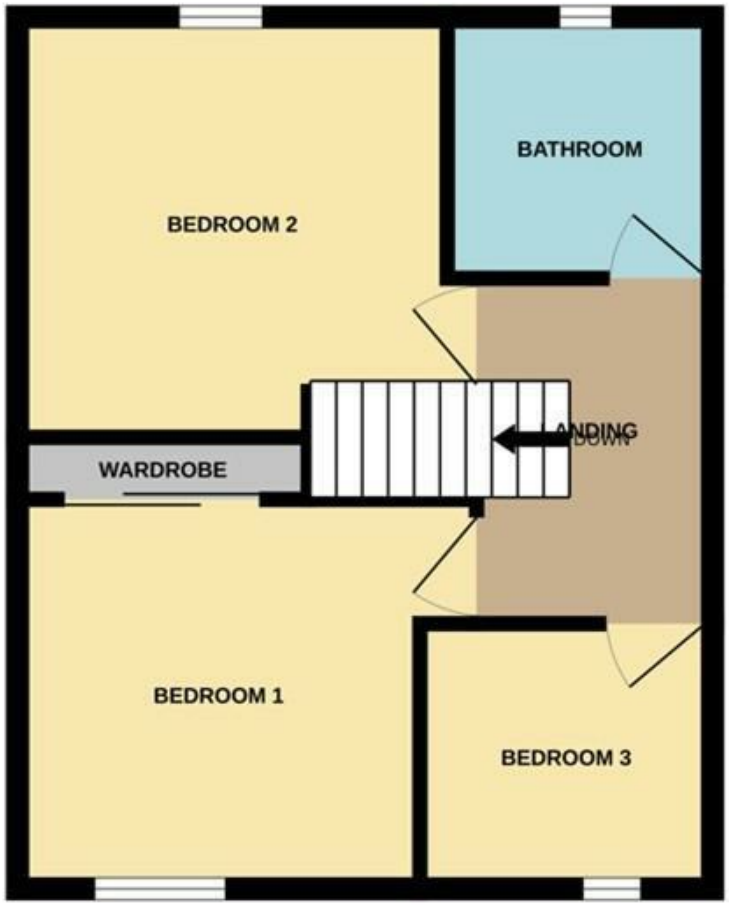
Welcome to this charming 3 bedroom detached home in the sought after area of Werrington. Offering a perfect blend of comfortable living space and practical features, this property is ideal for families or professionals seeking a spacious home with parking and a garage.

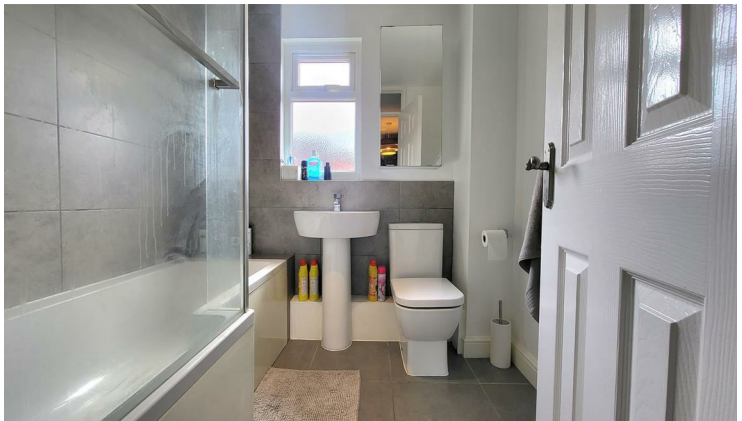
Boasting a well-maintained interior and a peaceful residential location, this is a fantastic opportunity to own a versatile family residence in a sought-after neighbourhood.

The property features three bedrooms, modern kitchen/diner, living room and a modern bathroom. It really is ready to move straight into!

3 Bedrooms 1 Bathroom 1 Reception


KITCHEN/DINER
UP
LIVING ROOM
PORCH


BATHROOM
BEDROOM 2
LANDING
WARDROBE
BEDROOM 1
BEDROOM 3

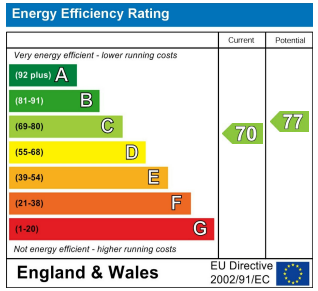


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30245181

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.

Rosedale

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