

Rosedale

22 TOPHAM CRESCENT, THORNEY, PETERBOROUGH, PE6 0SR



£300,000 OFFERS IN THE REGION OF

"'Ready to move in"

- DETACHED BUNGALOW
- TWO BEDROOMS
- EXTENDED
- GARAGE AND SPACIOUS DRIVEWAY
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- BLANK CANVAS
- THORNEY
- SPACIOUS KITCHEN AREA
- EPC RATING - C COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

This delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement. The spacious reception room and kitchen/dining space provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The surrounding area is known for its friendly community and tranquil environment, making it an excellent choice for those who appreciate a quieter lifestyle while still being close to local amenities.

Outside, the property benefits from a manageable garden space, offering opportunities for gardening enthusiasts or simply a lovely area to enjoy the outdoors. With its single-storey design, this bungalow is particularly appealing for those who prefer to avoid stairs.

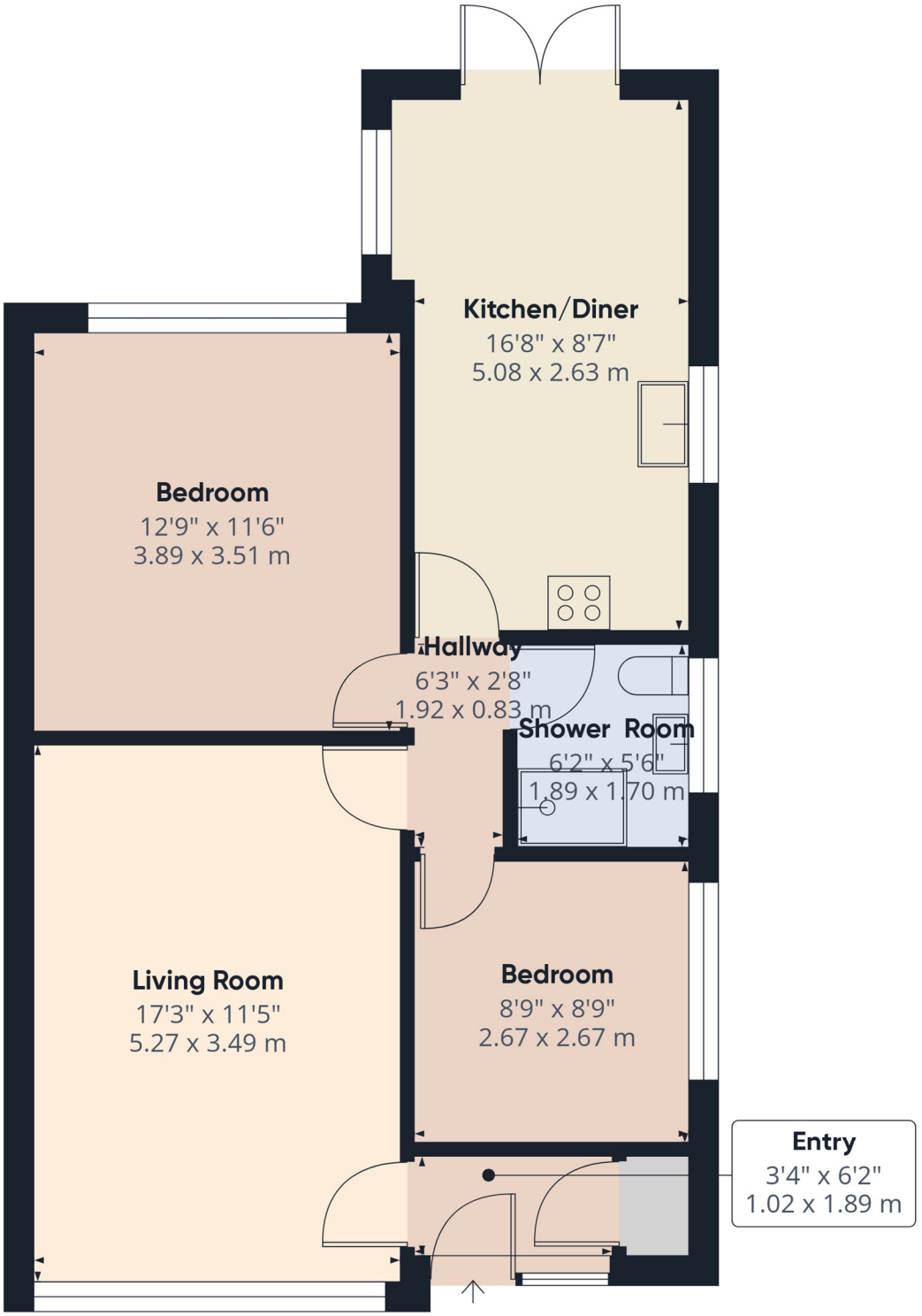
Do not miss the chance to make this bungalow your own.

2 Bedrooms 1 Bathroom 1 Reception

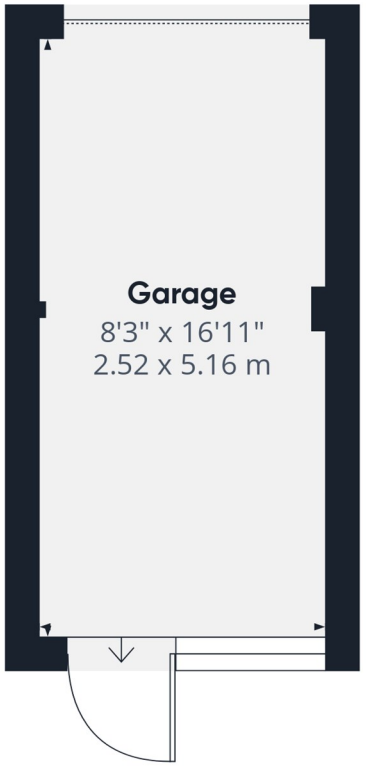








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

803 ft²

74.7 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.

GIRAFFE360



















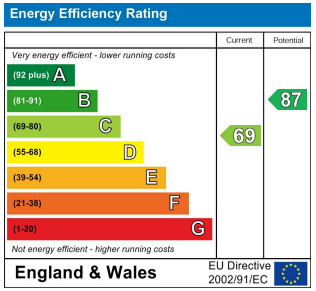


SERVICES & UTILITIES

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.



Rosedale

rosedalepropertyagents.com