

Rosedale

176 BROADWAY, PETERBOROUGH, PE1 4DQ



£170,000

" WITH OWN GARDEN "

- NO ONWARD CHAIN
- WITH IT'S OWN GARDEN!
- GARAGE
- TWO BEDROOMS
- OPPOSITE CENTRAL PARK
- GROUND FLOOR APARTMENT
- CITY CENTRE LOCATION
- SPACIOUS
- SOUGHT AFTER LOCATION
- EPC RATING - C/ COUNCIL TAX BAND - D



PROPERTY HIGHLIGHTS

Situated opposite the beautiful Central Park, this charming 2-bedroom ground floor flat offers an excellent opportunity to acquire a delightful home with no onward chain.

Boasting its own private garden and a garage, this property is perfect for those looking to enjoy the convenience of city living combined with outdoor space.

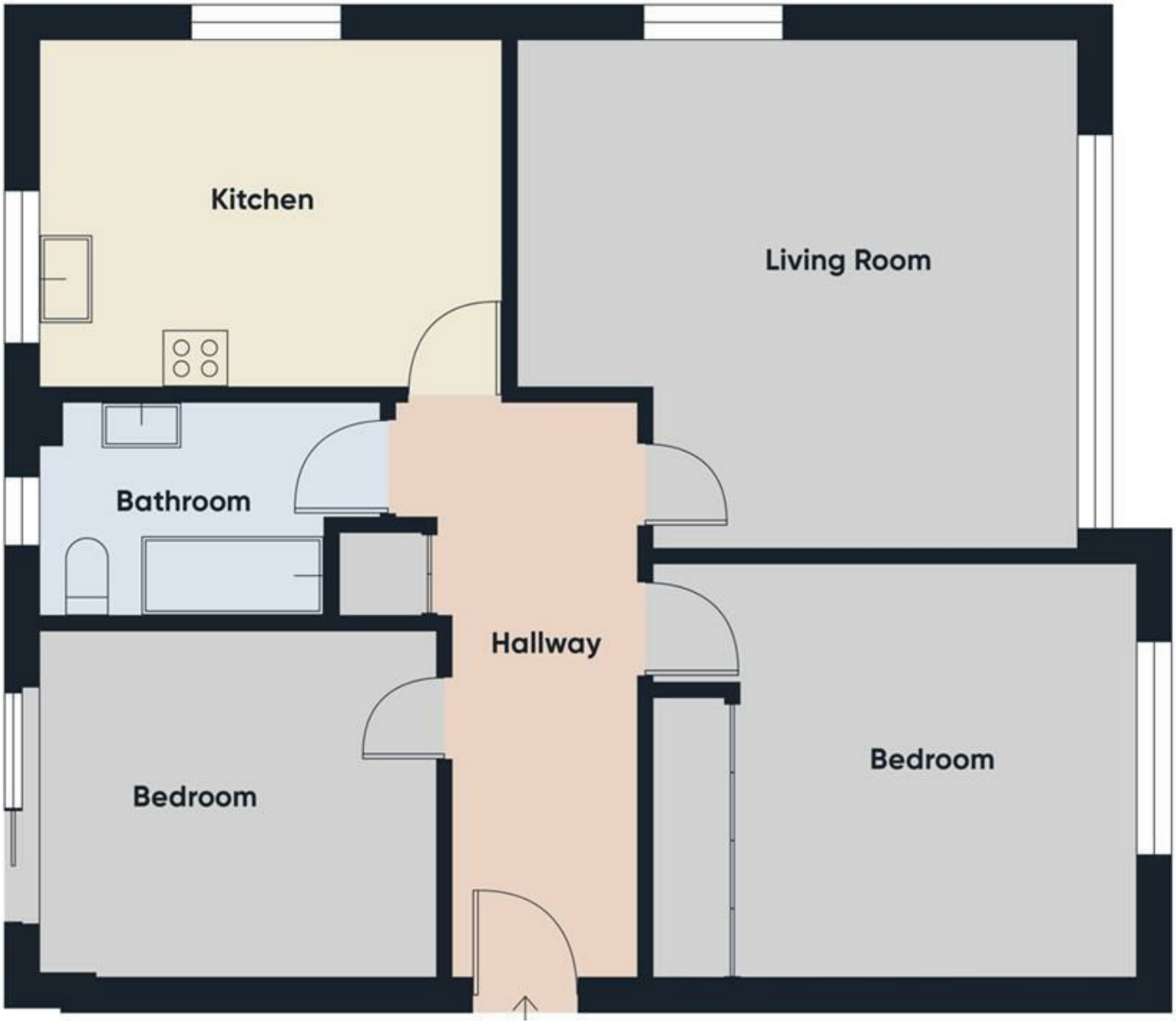
With well-proportioned rooms and plenty of natural light, it presents a comfortable living environment for first-time buyers, couples, or small families.
Featuring an entrance hall, living room, kitchen/breakfast, 2 bedrooms, garden and garage!

2 Bedrooms 1 Bathroom 1 Reception








Kitchen
Living Room
Bathroom
Hallway
Bedroom
Bedroom







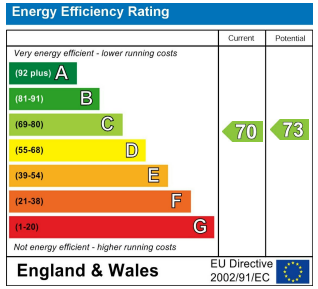


SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30630702

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.

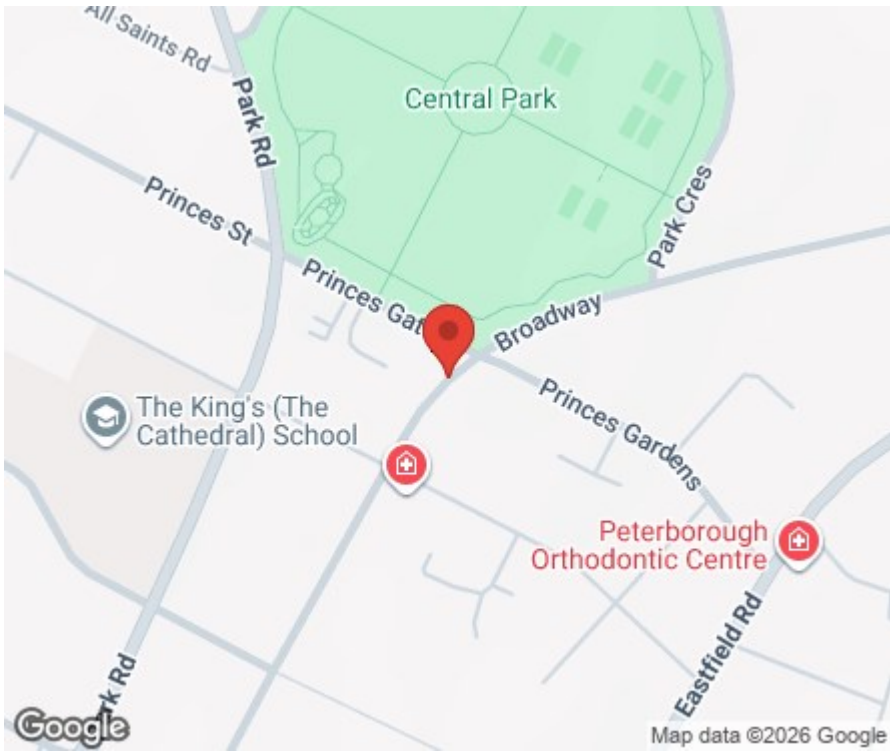
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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