Rosedale

# 133B DRYBREAD ROAD, WHITTLESEY, PETERBOROUGH, PE7 1YP

**£290,000** OFFERS OVER

" EXCEPTIONALLY PRESENTED THROUGHOUT "

- THREE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARAGE
- LOW MAINTENANCE REAR GARDEN
- CONSERVATORY
- DETACHED HOUSE
- DRIVEWAY PARKING
- MODERN KITCHEN AND BATHROOM
- POPULAR AREA OF WHITTLESEY
- EPC RATING - C / COUNCIL TAX BAND - C

## PROPERTY HIGHLIGHTS

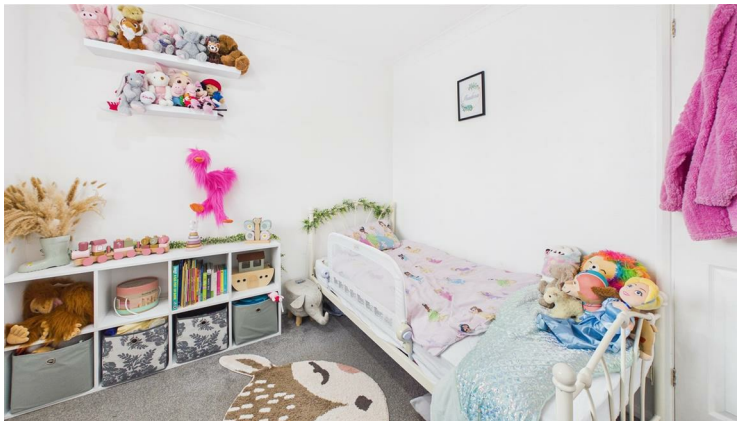
Discover the perfect blend of comfort and charm in this delightful three-bedroom detached house situated in the heart of Whittlesey. Offering spacious living accommodation, this property is ideal for families or professionals seeking a welcoming home with the benefit of off-street parking and garden.

With its well-maintained interiors and practical layout, this residence presents an excellent opportunity to enjoy a peaceful lifestyle in a thriving community.

Downstairs comprises of an entrance hall, living room, kitchen/diner, conservatory, 3 bedrooms, bathrooms, garage, low maintenance rear garden and driveway to the front.

3 Bedrooms 1 Bathroom 1 Reception

Sunroom
7'10" x 13'11"
2.39 x 4.24 m
Kitchen/Diner
11'1" x 15'7"
3.38 x 4.77 m
Hallway
3'7" x 4'1"
1.11 x 1.26 m
Entry
3'9" x 4'0"
1.16 x 1.23 m
Living Room
17'8" x 12'3"
5.40 x 3.76 m
Garage
16'6" x 8'10"
5.04 x 2.69 m
Bedroom
8'6" x 6'3"
2.60 x 1.90 m
Bedroom
8'6" x 9'2"
2.61 x 2.80 m
Landing
7'6" x 9'0"
2.31 x 2.75 m
Bathroom
7'4" x 6'3"
2.24 x 1.91 m
Bedroom
8'1" x 12'7"
2.47 x 3.85 m

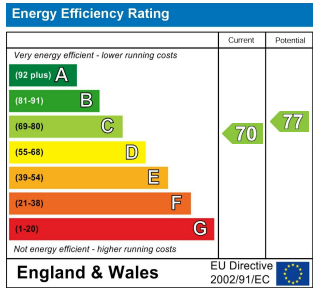


## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30709334

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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