Rosedale

228 SOUTHFIELDS AVENUE, PETERBOROUGH, PE2 8RU

£230,000 PRICE GUIDE

" DETACHED BUNGALOW WITH NO ONWARD CHAIN "

- TWO BEDROOMS
- GARAGE
- NO ONWARD CHAIN
- TWO RECEPTION AREAS + SUN ROOM
- DETACHED BUNALOW
- WET ROOM
- DRIVEWAY
- SOUGHT AFTER LOCATION
- BLANK CANVAS
- EPC Energy Rating - F/ COUNCIL TAX BAND - B

PROPERTY HIGHLIGHTS

This charming 2-bedroom detached bungalow offers a perfect blend of comfort and convenience, ideal for anyone seeking a peaceful yet accessible home.

With two reception areas and a delightful sunroom, this property provides versatile living spaces that adapt effortlessly to your lifestyle. With a garage and driveway included, alongside 2 bedrooms and a wet room, this home has everything you need.

2 Bedrooms 1 Bathroom 2 Reception

Approximate total area(1)

1111 ft²

103.2 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.

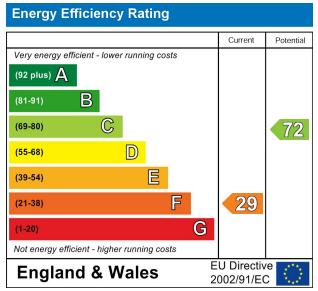
GIRAFFE360

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30064868

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

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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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