

47 RYCROFT AVENUE, DEEPING ST JAMES, PETERBOROUGH, PE6 8NT



£265,000

"Annexe potential, well presented four bedroom property for versatile living"

- FOUR BEDROOMS
- TWO BATHROOMS
- LOUNGE & DINING AREA
- GROUND FLOOR BEDROOM AND BATHROOM
- SEMI DETACHED HOUSE
- STUDY / OFFICE AREA
- IDEAL FAMILY HOME
- ANNEX POTENTIAL
- VERSATILE LIVING
- EPC ENERGY RATING C / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

This well presented four bedroom semi-detached home offers spacious and versatile accommodation.

The property benefits from a generous lounge and dining area, providing an excellent space for everyday living and entertaining.

The ground floor also features a kitchen, a useful office area, perfect for those working from home, along with a double bedroom and shower room. To the first floor are three bedrooms and a family bathroom.

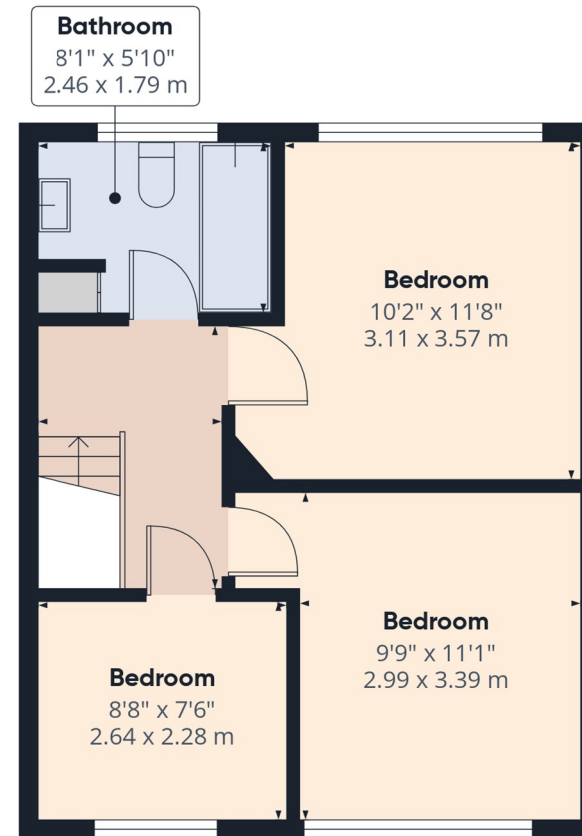
Externally, the property boasts excellent off road parking for multiple vehicles and a low maintenance rear garden.



🛏 4 Bedrooms 🚿 2 Bathroom 🪑 2 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

1194 ft²

111 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

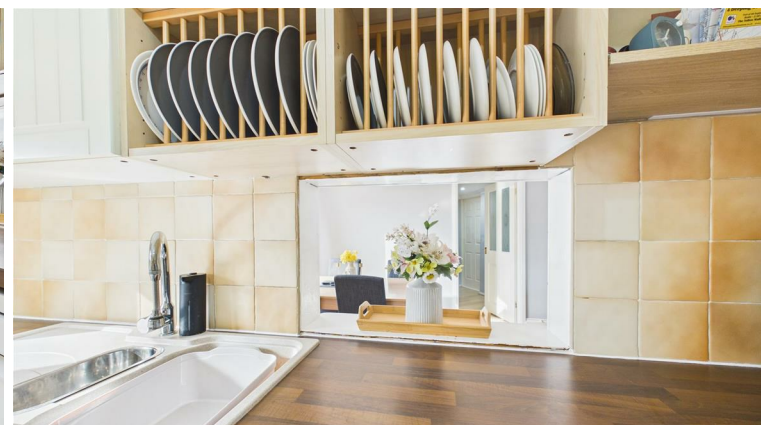
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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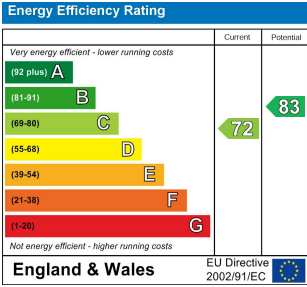


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30891068

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



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

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.

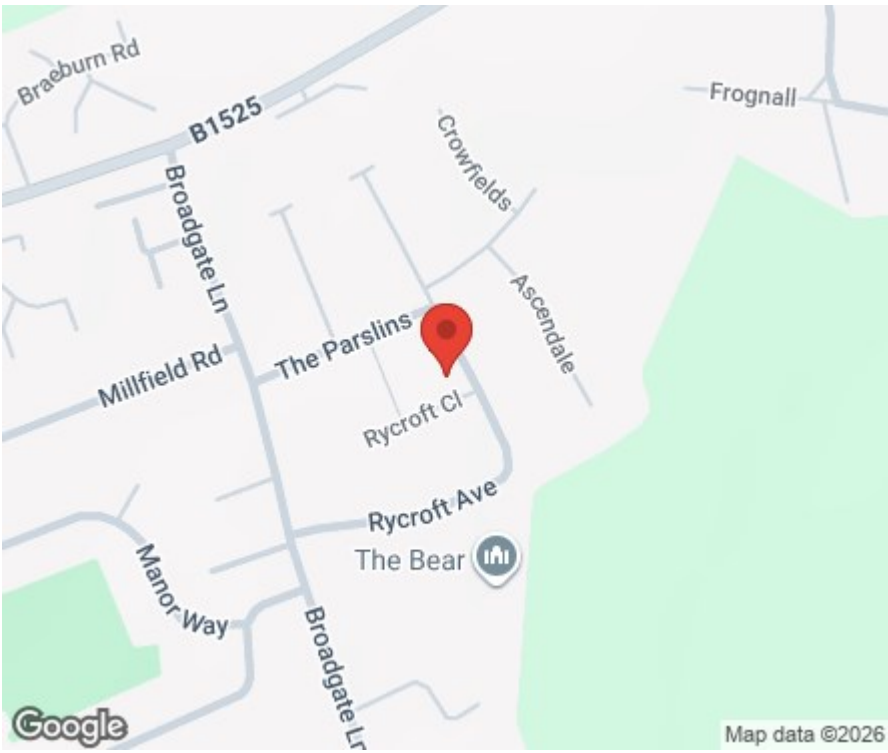
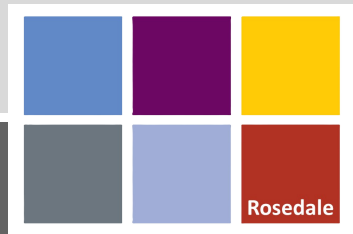
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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