



PLOT 29 LITTLEWORTH PARK, DEEPING ST NICHOLAS, PE11 3AE



£189,950

BRAND NEW HOME

- TWO BEDROOMS
- NEW HOME
- SPACIOUS GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- FRENCH DOORS TO GARDEN
- DOWNSTAIRS CLOAKROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- EPC ENERGY RATING C / COUNCIL TAX BAND B (TBC)



PROPERTY HIGHLIGHTS

*** LAST REMAINING PLOTS IN THIS SOUGHT AFTER DEVELOPMENT *** This two bedroom semi-detached home would make an ideal first-time purchase or investment opportunity. The property briefly comprises an entrance hall, downstairs cloakroom, a well-equipped kitchen, and a spacious lounge/diner with French doors opening onto the rear garden. Upstairs, there are two double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing tandem off road parking for two vehicles, along with a spacious, enclosed rear garden. EPC Energy Rating C / Council Tax Band estimated to be B.

Agents Note - The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only. The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only. The star symbol indicates use of AI to digitally enhance an image. Examples may include removing temporary objects such as vehicles or personal items, adding virtual furniture to an empty space for proportion and lifestyle ideas or adjusting the sky/gardens. The property itself or it's condition are never altered. Some of the images used are to show the style of finish available and not necessarily of the specific plot.

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception

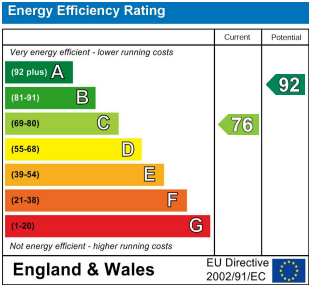


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: New Build

For the MATERIAL INFORMATION REPORT on this property select the link - 30243162

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



Interested in viewing this property?

0330 174 4599

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.

