

Rosedale

126 WELBOURNE, WERRINGTON, PETERBOROUGH, PE4 6NR



£120,000

- SPACIOUS TWO-BEDROOM MAISONETTE
- OPEN-PLAN KITCHEN / LIVING AREA
- TENANT WILLING TO STAY - CURRENTLY PAYING £680 PCM
- NO ONWARD CHAIN
- COMMUNAL PARKING
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- VIEWING HIGHLY RECOMMENDED



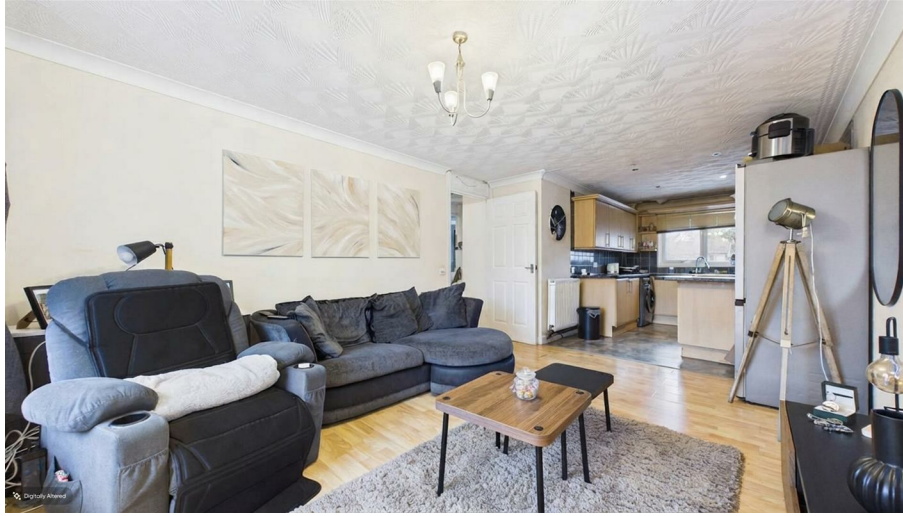
PROPERTY HIGHLIGHTS

This delightful maisonette offers a perfect blend of comfort and convenience. The property boasts a spacious layout, ideal for both relaxation and entertaining. With an entrance space with stairs leading up to the first floor, a open plan kitchen/living space, two bedrooms and bathroom.

The property is available with vacant possession or with the tenant remaining in the property, they are currently paying £680 PCM.

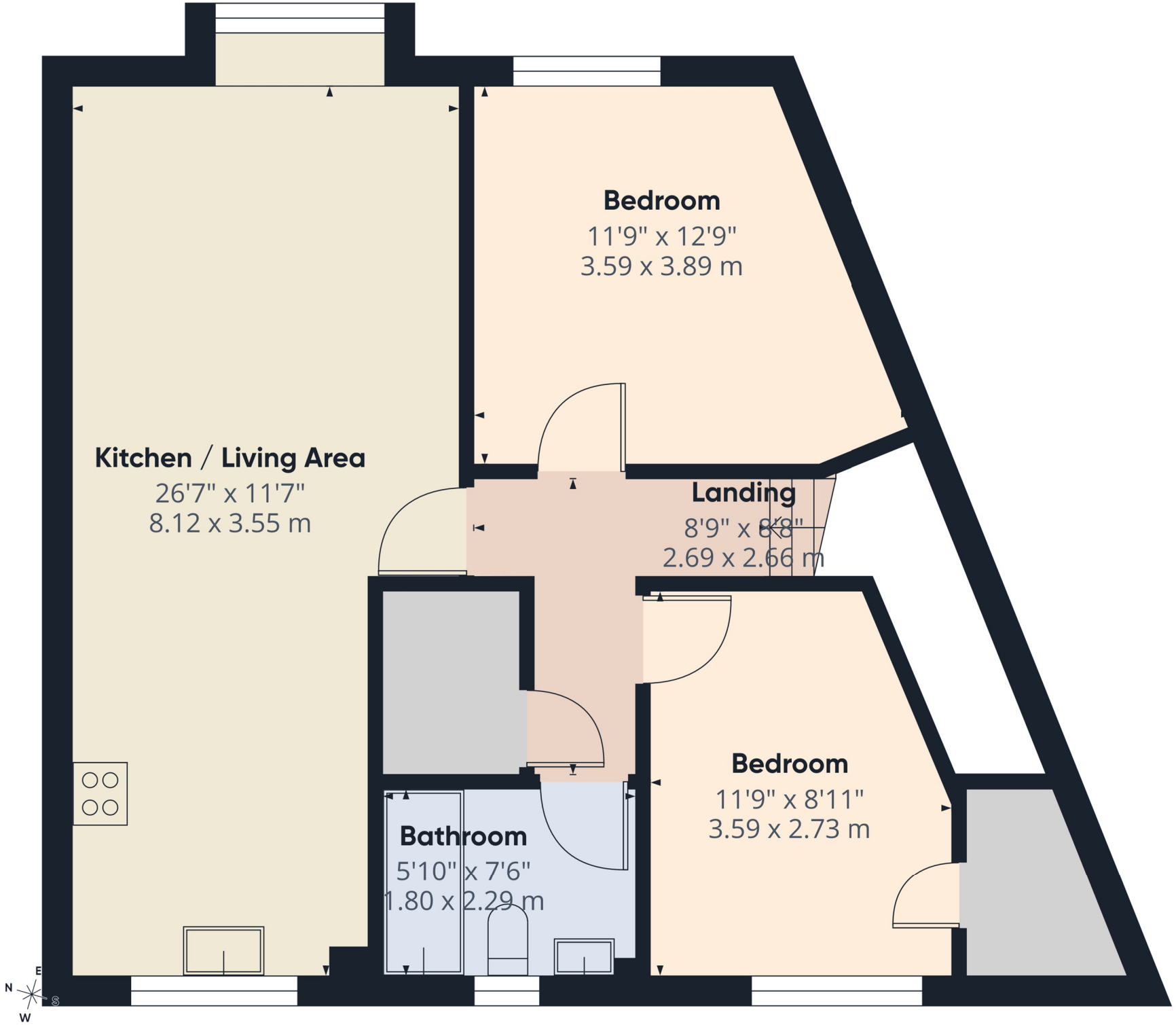
Residents will appreciate the proximity to local amenities, including shops, parks, and excellent transport links, ensuring easy access to the wider Peterborough area. Do not miss the chance to make this lovely home your own.

2 Bedrooms 1 Bathroom 1 Reception









Rosedale

Approximate total area(1)

651 ft²

60.5 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.

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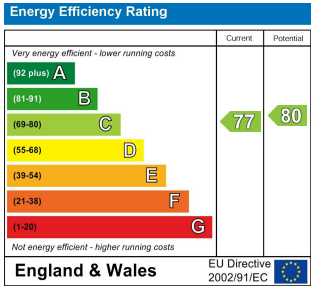


SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

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

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

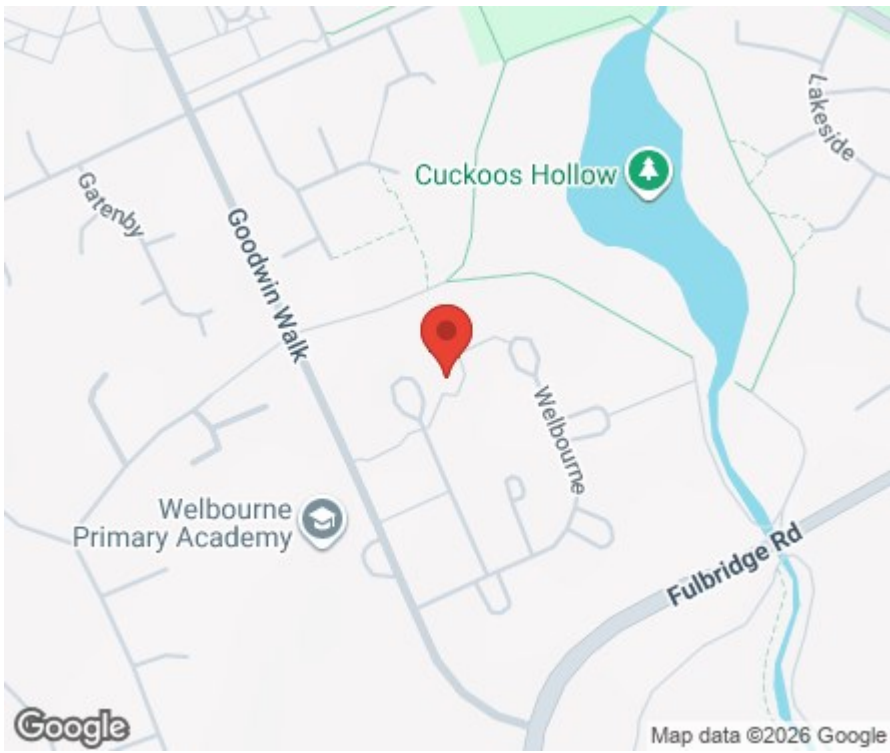




Interested in viewing this property?

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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