

Rosedale

82 BLUEBELL AVENUE, PETERBOROUGH, PE1 3XH



£200,000

' No onward chain '

- THREE BEDROOMS
- SEMI-DETACHED HOME
- VIEWING HIGHLY RECOMMENDED
- IDEAL FIRST TIME BUY
- PERFECT TO PUT YOUR OWN STAMP ON
- LEAN TO
- SPACIOUS LIVING AREA
- DOWNSTAIRS WC + UPSTAIRS BATHROOM
- NO ONWARD CHAIN



PROPERTY HIGHLIGHTS

This semi-detached house offers a perfect blend of comfort and style.

The property boasts three bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The bathroom is conveniently located and features modern fittings, ensuring both functionality and comfort.

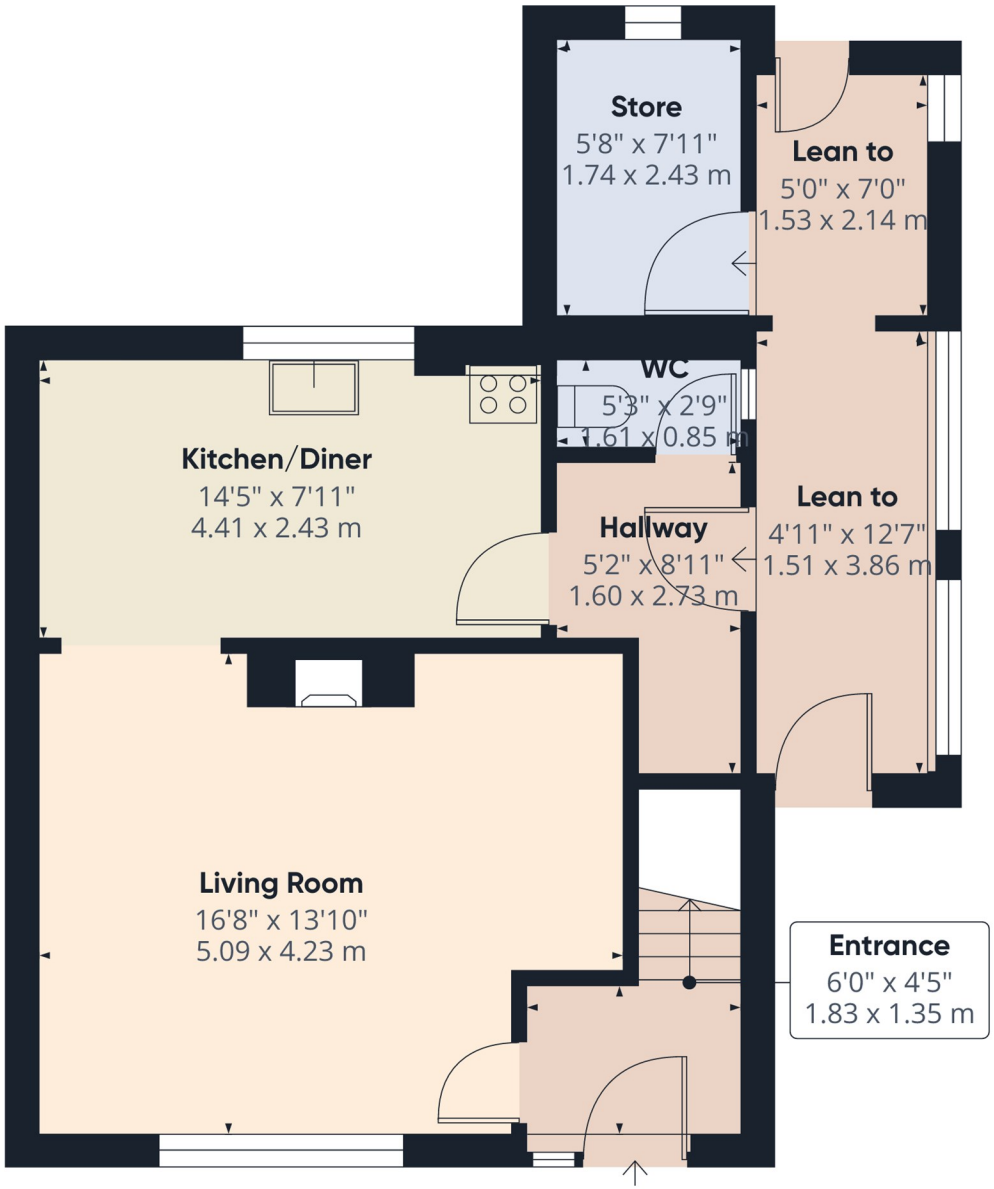
This semi-detached house is not just a place to live; it is a home where memories can be made. Whether you are looking to settle down or invest in a property with great potential, this residence is worth considering. With its combination of space, location, and charm, it presents an excellent opportunity for prospective buyers or renters alike.

3 Bedrooms 1 Bathroom 3 Reception

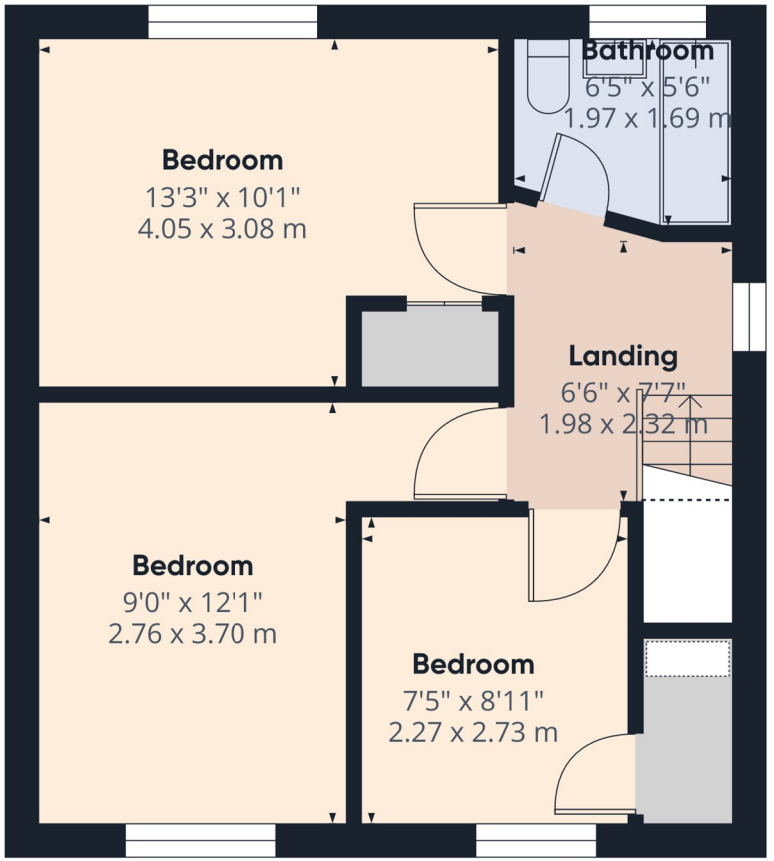








Floor 0



Floor 1



Rosedale

Approximate total area(1)

981 ft²

91.1 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.

GIRAFFE360







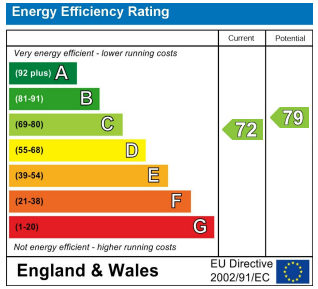


SERVICES & UTILITIES

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

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.

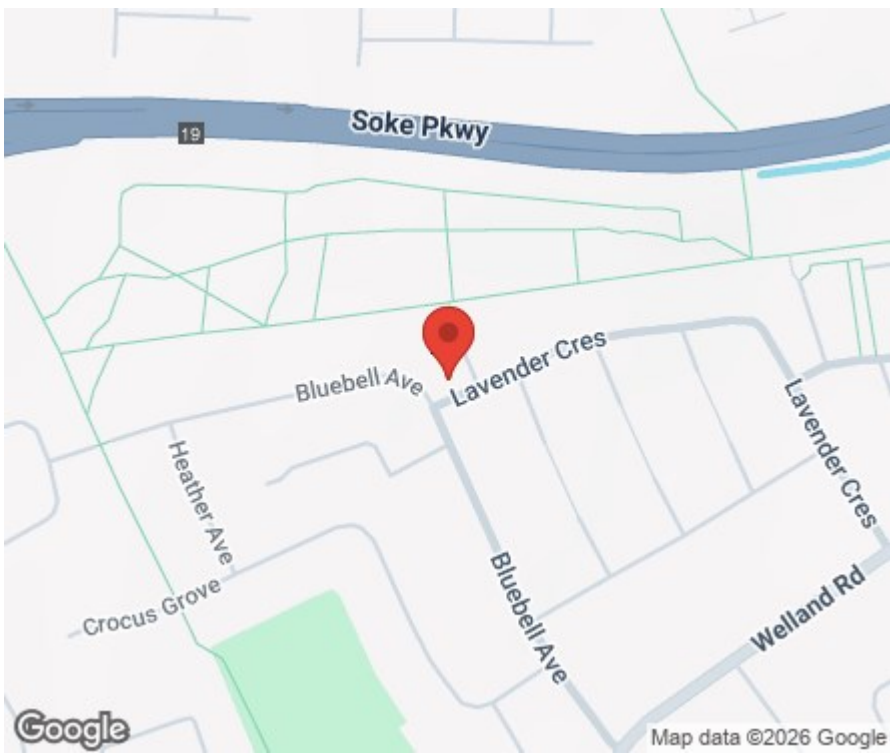
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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