



1 BELUGA CLOSE, PETERBOROUGH, PE2 8NR



£325,000 PRICE GUIDE

" ECO HOME IN THE HEART OF THE CITY CENTRE "

- GUIDE PRICE £325,000 - £350,000
- THREE STOREY TOWNHOUSE
- EN-SUITE TO BEDROOM ONE, FAMILY BATHROOM AND DOWNSTAIRS WC
- ECO HOME
- CLOSE TO POSH STADIUM AND TRAIN STATION
- VERSATILE LIVING
- BALCONY
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION
- EPC RATING C // COUNCIL TAX BAND - D

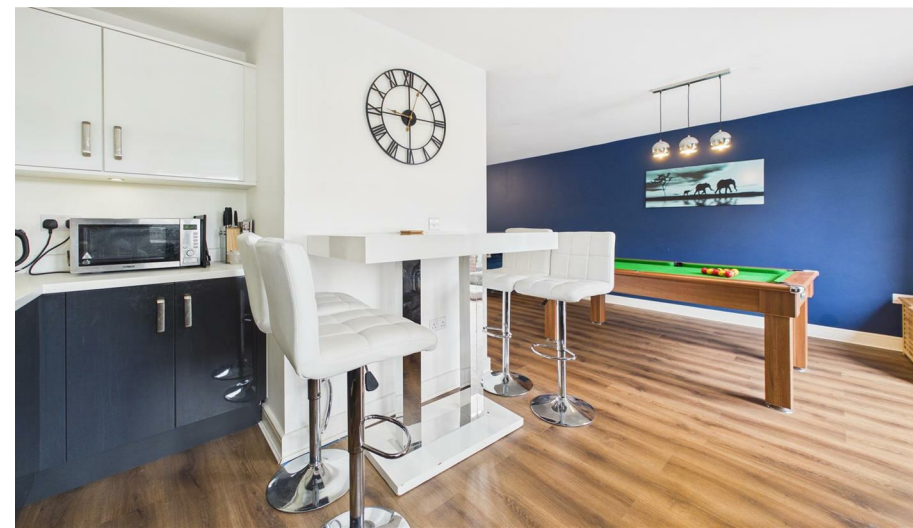
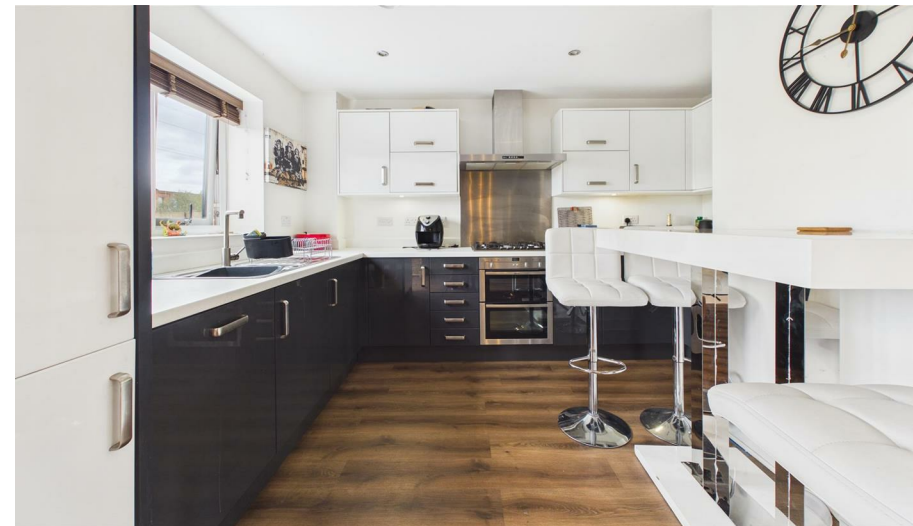


PROPERTY HIGHLIGHTS

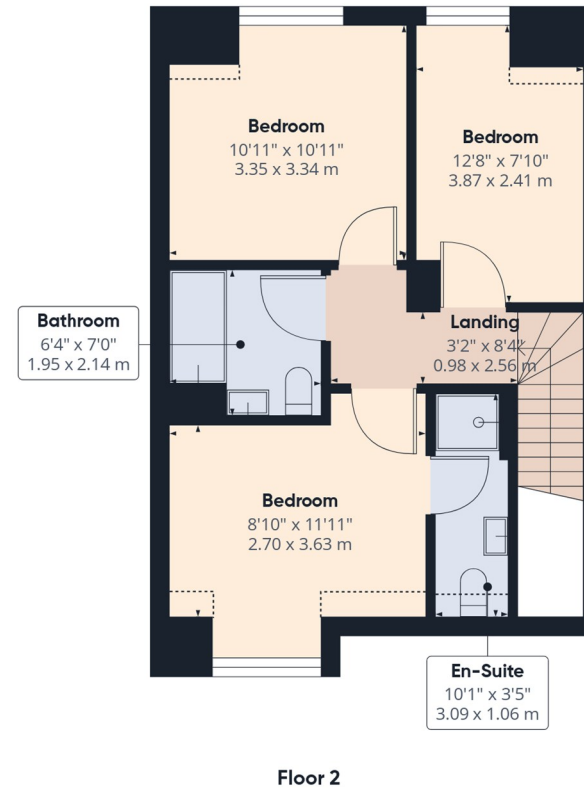
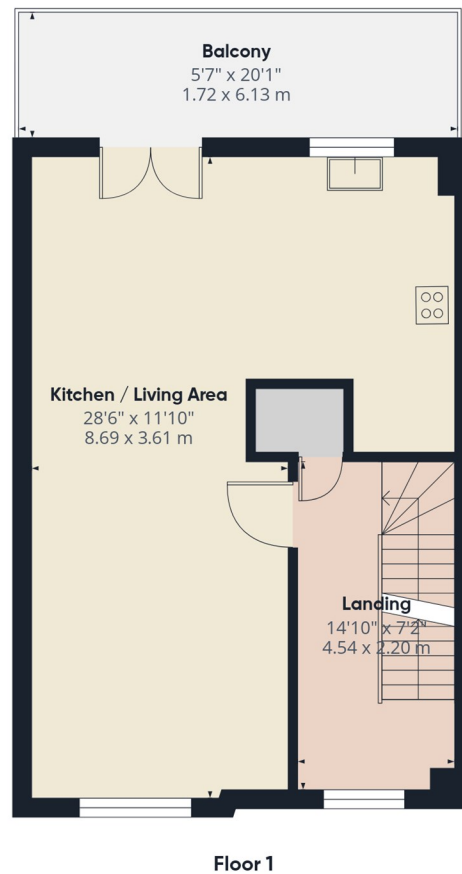
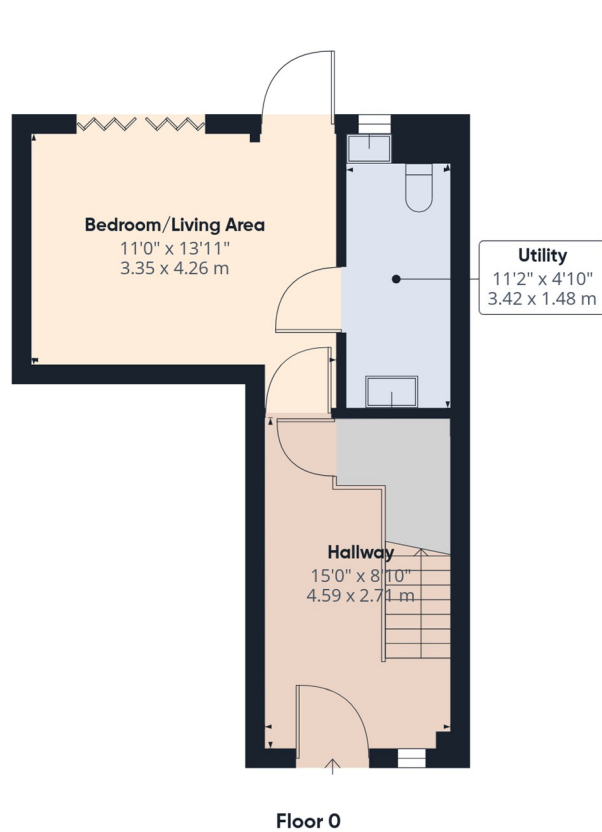
This charming three/four bedroom semi-detached house offers an ideal combination of comfortable living and convenient location. Perfectly suited for families, the property boasts an open plan kitchen/living space, utility room, a downstairs bedroom/living area, 3 further bedrooms with an en-suite to bedroom one and family bathroom.

One of the unique elements to this home is it's balcony off the living space, perfect for entertaining or just to relax after a long day.

This property benefits from excellent local amenities and commuters will appreciate the proximity to major transport links, including bus routes and nearby train stations, making travel into the city or surrounding areas straightforward and stress-free. The home also benefits from an array of eco features such as eco harvesting and a heat recovery system.



🛏 3 Bedrooms 🚿 2 Bathroom 🪑 1 Reception



Approximate total area⁽¹⁾

1308 ft²
121.5 m²

Balconies and terraces

112 ft²
10.4 m²

Reduced headroom

14 ft²
1.3 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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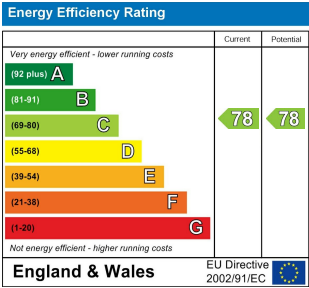


SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: D

For the MATERIAL INFORMATION REPORT on this property select the link - 30760288

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.

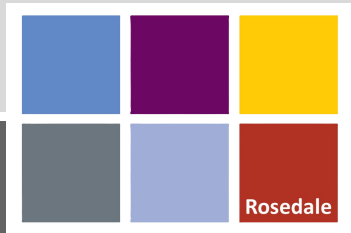
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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