

37 TEMPLE GRANGE, WERRINGTON, PETERBOROUGH, PE4 5DN



£400,000 PRICE GUIDE

"An abundance of flexible accommodation"

- MODERN STYLE & DESIGN
- GENEROUS 6 BEDROOM PROPERTY
- ONE BEDROOM ANNEX WITH KITCHEN AND WET ROOM
- 5 ADDITIONAL BEDROOMS, 2 WITH EN-SUITES
- NEWLY FITTED KITCHEN AND FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- CUL DE SAC LOCATION
- GUIDE PRICE £400,000 - £450,000.
- COUNCIL TAX BAND - E / EPC RATING -C



PROPERTY HIGHLIGHTS

GUIDE PRICE £400,000 - £450,000.

Beautifully presented throughout with a newly fitted kitchen and bathroom, this 6 bedroom home is located in a sought after cul de sac in Werrington.

The home has been extended to benefit from a one bedroom annex with kitchen and wet room, and an open plan, spacious, lounge/diner. In addition, there is another 5 bedrooms, 2 with en-suites and a family bathroom.

There is ample parking to the front of the property, making this home perfect for families. There is an abundance of space on offer and it's versatile! Viewings recommended.

🛏 6 Bedrooms 🚿 4 Bathroom 🪑 1 Reception













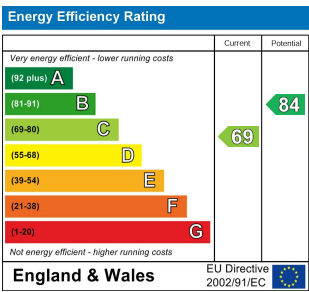


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: E

For the MATERIAL INFORMATION REPORT on this property select the link - 28821633

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.

