

Rosedale

12 CARDINALS GATE, WERRINGTON, PETERBOROUGH, PE4 5AS



£350,000 OFFERS OVER

" 3 RECEPTION AREAS + KITCHEN "

- 3 RECEPTION AREAS + MODERN KITCHEN
- NO ONWARD CHAIN
- DETACHED BUNGALOW
- EN-SUITE TO BEDROOM ONE AND ADDITIONAL BATHROOM
- GARAGE AND DRIVEWAY
- LOW MAINTENANCE GARDEN
- CUL DE SAC LOCATION
- WERRINGTON
- VERSATILE LIVING
- COUNCIL TAX BAND - D // EPC RATING - C



PROPERTY HIGHLIGHTS

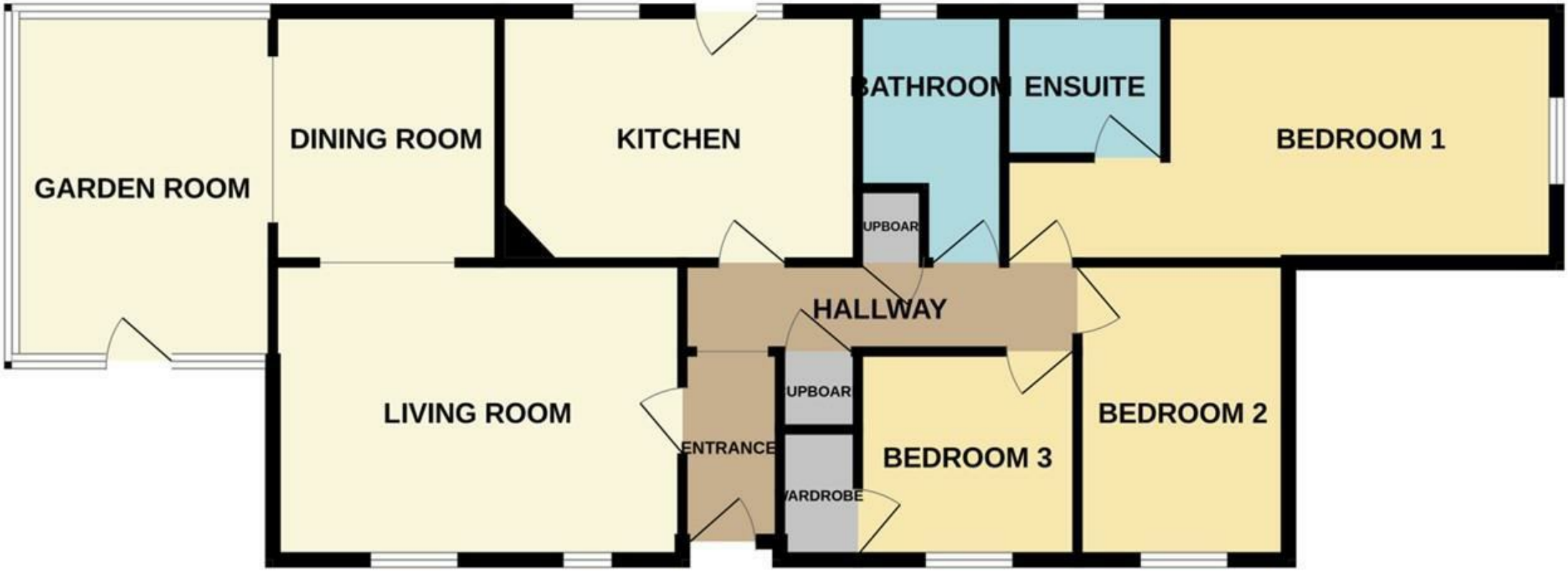
Guide price £350,000 - £365,000. Set within a cul de sac in the highly sought-after village of Werrington, this beautifully extended detached bungalow offers spacious and versatile accommodation. With three bedrooms, three reception areas, and two bathrooms, this property boasts a modern kitchen, a low-maintenance garden, a garage, and driveway parking. Available with no onward chain, it presents a fantastic opportunity to move straight into a comfortable and well-presented home.

3 Bedrooms 2 Bathroom 3 Reception








GARDEN ROOM
DINING ROOM
KITCHEN
BATHROOM
ENSUITE
BEDROOM 1
UPBOAR
HALLWAY
LIVING ROOM
ENTRANCE
UPBOAR
BEDROOM 3
BEDROOM 2
ARDROBE







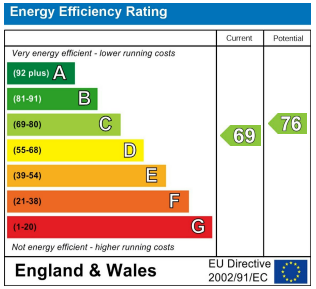


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30141710

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.

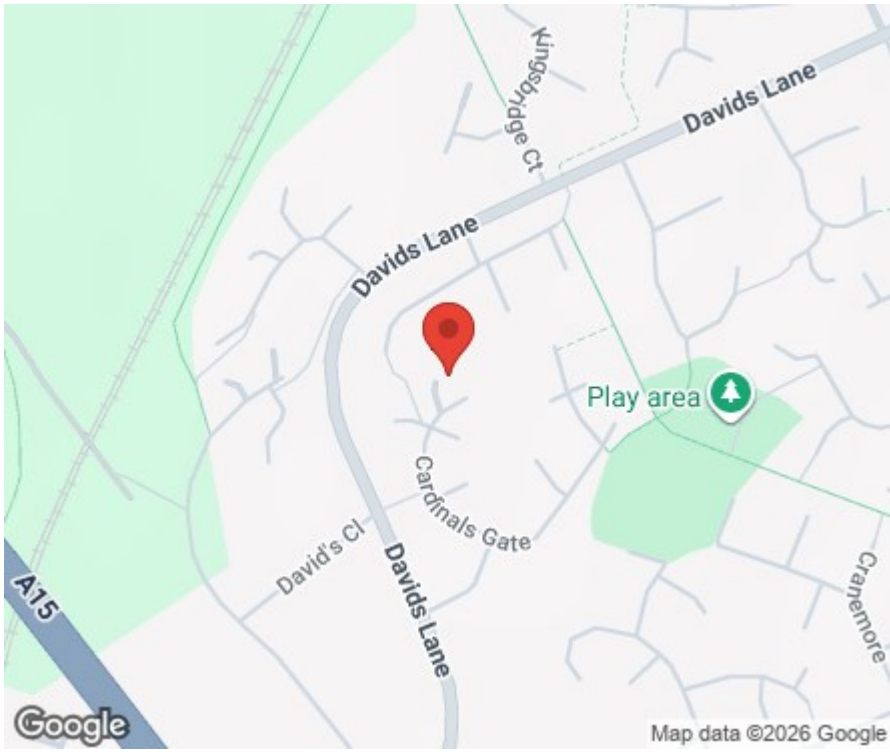
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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