Rosedale

4 GASCOIGNE, WERRINGTON, PETERBOROUGH, PE4 5EH

£415,000 PRICE GUIDE

"Superb family home with office space"

- FAMILY HOME WITH 4 BEDROOMS
- DETACHED DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING
- EN-SUITE TO MAIN BEDROOM
- DEDICATED OFFICE
- SEPARATE DINING ROOM
- SIZEABLE CONSERVATORY
- EPC RATING - C / COUNCIL TAX BAND - D

PROPERTY HIGHLIGHTS

Guide price of £415,000 - £435,000

This detached family home is situated within a desirable cul-de-sac location, conveniently close to local amenities.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, kitchen, dining room opening into the living room, office, and conservatory. To the first floor, there are four well proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, alongside a family shower room.

Externally, the property offers ample off road parking, a detached double garage, and a landscaped rear garden.

4 Bedrooms 2 Bathroom 3 Reception

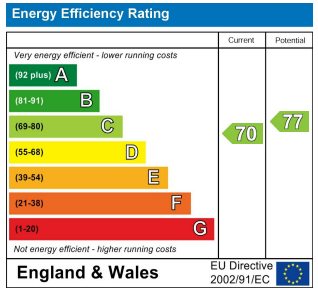
CONSERVATORY
LIVING ROOM
DINING ROOM
OFFICE
UP
WC
KITCHEN
BEDROOM 1
ENSUITE
BEDROOM 3
SHOWER ROOM
BEDROOM 4
DOWN
BEDROOM 2

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30468385

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



Interested in viewing this property?

01733 574969

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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.

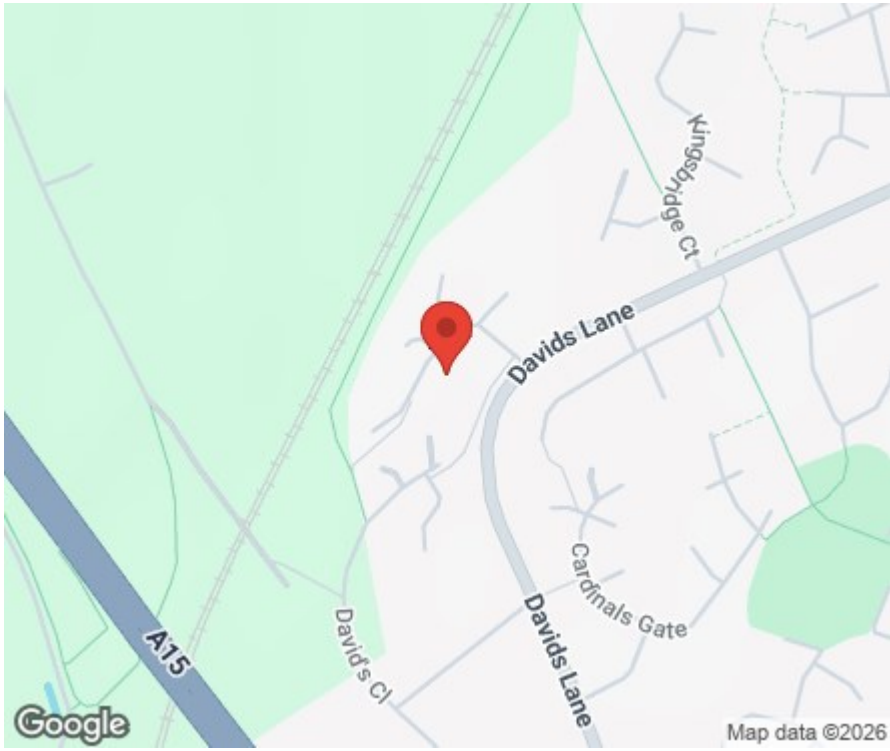
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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