



44 SOUTH VIEW ROAD, WALTON, PETERBOROUGH, PE4 6AG



£200,000 PRICE GUIDE

" 2 reception rooms and spacious kitchen "

- THREE BEDROOMS
- 2 RECEPTION ROOMS & KITCHEN
- CLOAKROOM & FAMILY BATHROOM
- UTILITY AREA
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- GOOD SIZED GARDEN
- ACCESSIBLE TO LOCAL AMENITIES
- EPC RATING - D / COUNCIL TAX BAND - B



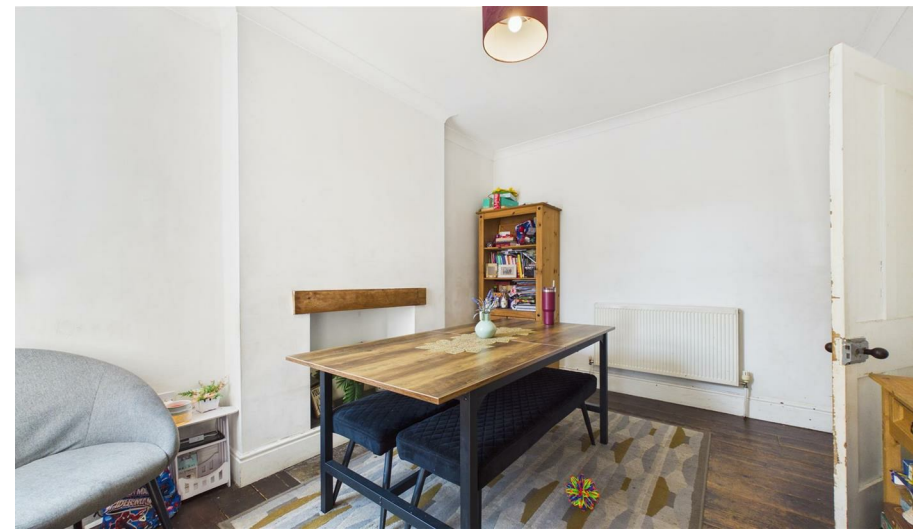
PROPERTY HIGHLIGHTS

This charming 3-bedroom semi-detached house is an ideal family home or investment opportunity. With two spacious reception rooms offering versatile living space, kitchen, utility area, cloakroom, 3 good sized rooms, family bathroom and garden.

This property benefits from excellent local amenities, including shopping facilities, schools, parks, and public transport links. This home combines practical living with a welcoming atmosphere, ready for you to move in and make it your own.

Overall, this beautifully maintained semi-detached house delivers a fantastic opportunity to enjoy a comfortable lifestyle in a desirable location. With its well-designed living areas, generous bedrooms, and accessible local amenities, it stands out as an excellent choice for those looking to find their next home with a perfect balance of functionality and charm

🛏 3 Bedrooms 🚿 1 Bathroom 🪑 2 Reception





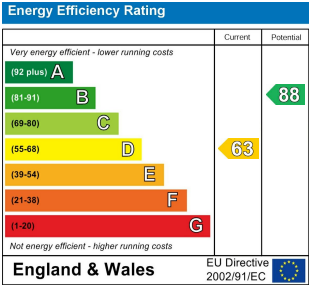


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 30427123

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.

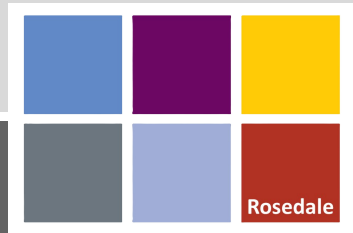
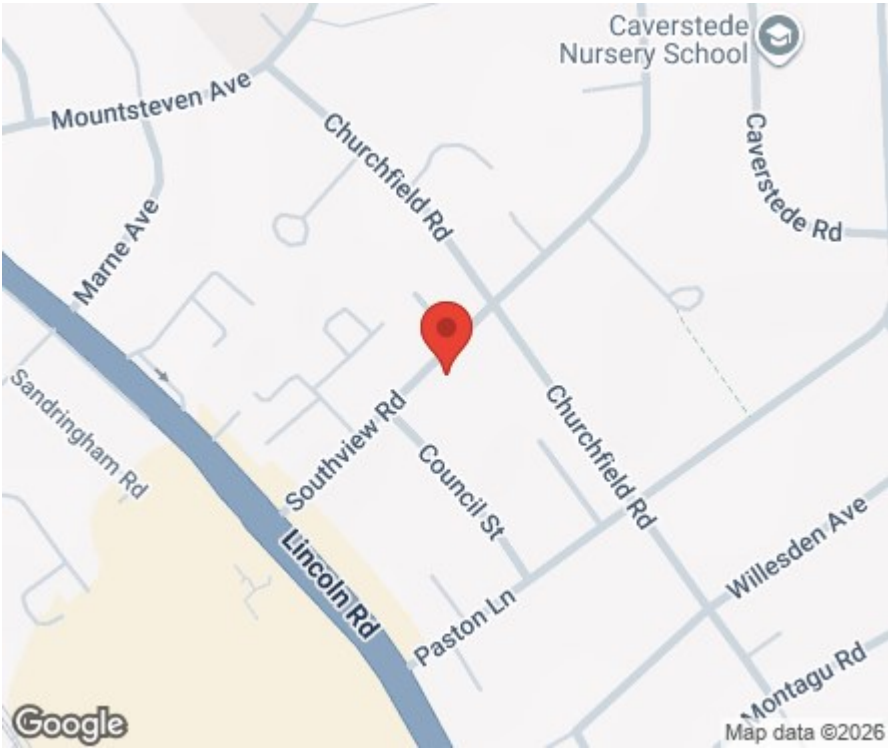
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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