Rosedale

7 FELLOWES GARDENS, FLETTON, PETERBOROUGH, PE2 8DH

£180,000 PRICE GUIDE

" NO ONWARD CHAIN "

- NO ONWARD CHAIN
- GARAGE TO THE REAR
- THREE BEDROOMS
- CLOSE TO CITY CENTRE
- MID TERRACE HOME
- READY TO MOVE STRAIGHT INTO
- IDEAL FAMILY HOME OR FIRST TIME BUY
- DOWNSTAIRS WC + MODERN SHOWER TOOM
- GUIDE PRICE £180,000 - £190,000
- EPC RATING - C/ COUNCIL TAX BAND -A

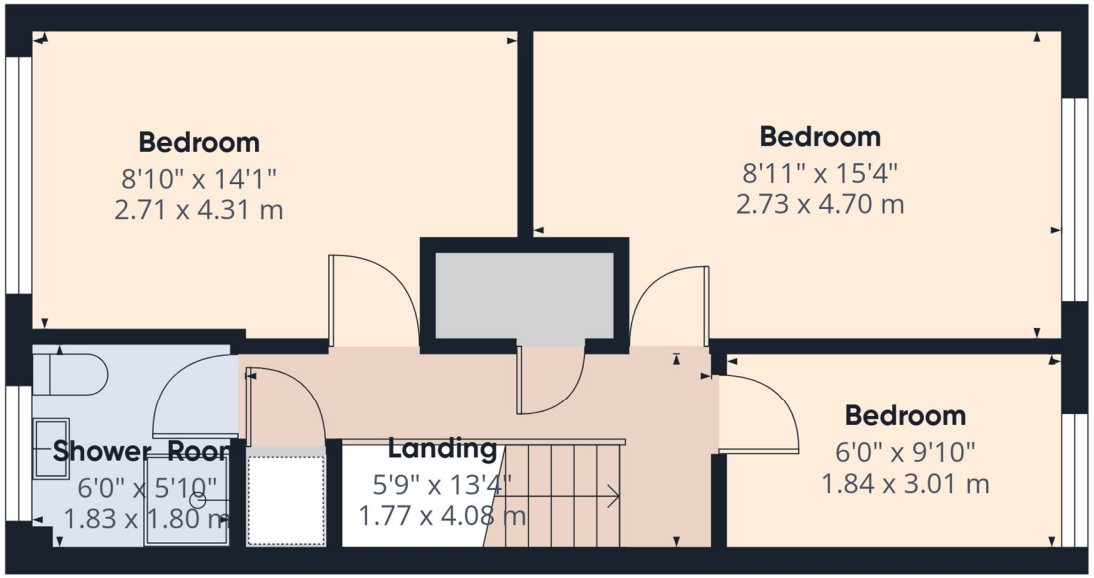
PROPERTY HIGHLIGHTS

Guide price £180,000 - £190,000

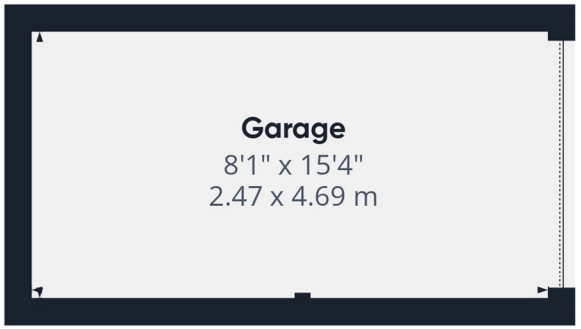
An ideal investment opportunity or first time buy! Sold with no onward chain, this mid terrace home benefits from a garage to the rear. Inside the home, you will find an entrance hall, kitchen/diner, living room, lobby, cloakroom, 3 bedrooms and bathroom. Viewings are essential to appreciate the homes generous living space on offer.

3 Bedrooms 1 Bathroom 1 Reception

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

994 ft²

92.5 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.

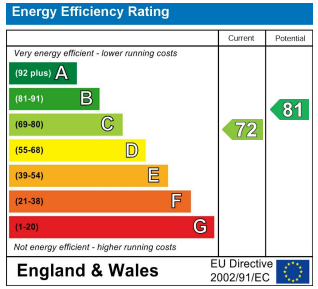
GIRAFFE360

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30074083

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.

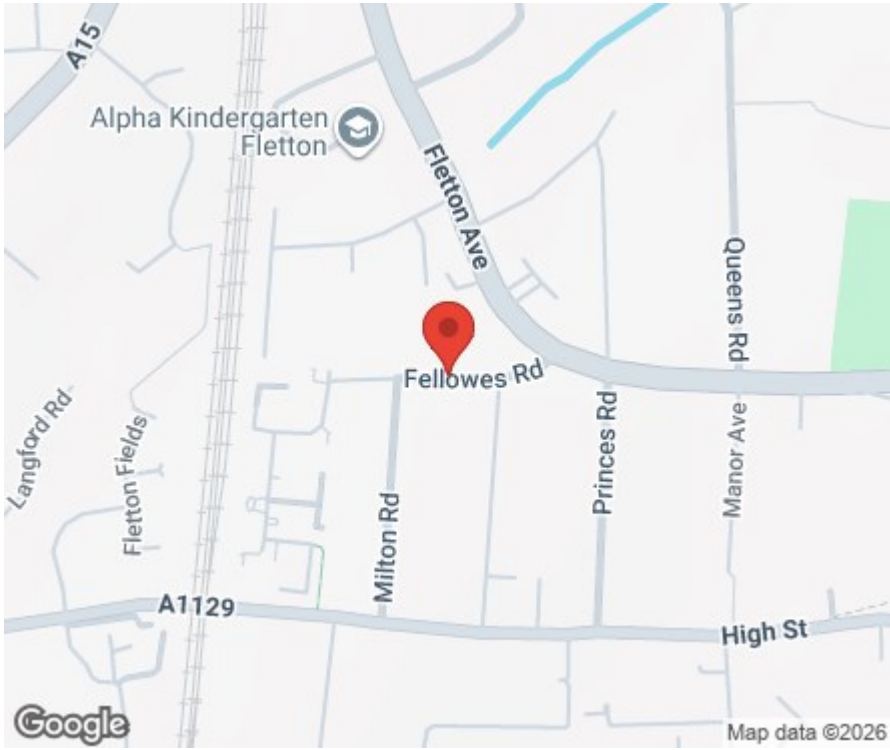
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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