Rosedale

# 3 MARLOWE GROVE, PETERBOROUGH, PE4 6ST

**£240,000** OFFERS IN THE REGION OF

" SPACIOUS BUNGALOW WITH VERSATILE LIVING "

- DETACHED BUNGALOW
- CLOSE TO ITTER PARK
- DRIVEWAY
- 2/3 BEDROOMS
- GARAGE
- CUL DE SAC LOCATION
- VERSATILE LIVING
- SOUGHT AFTER AREA
- SPACIOUS
- EPC RATING - D / COUNCIL TAX BAND - C

## PROPERTY HIGHLIGHTS

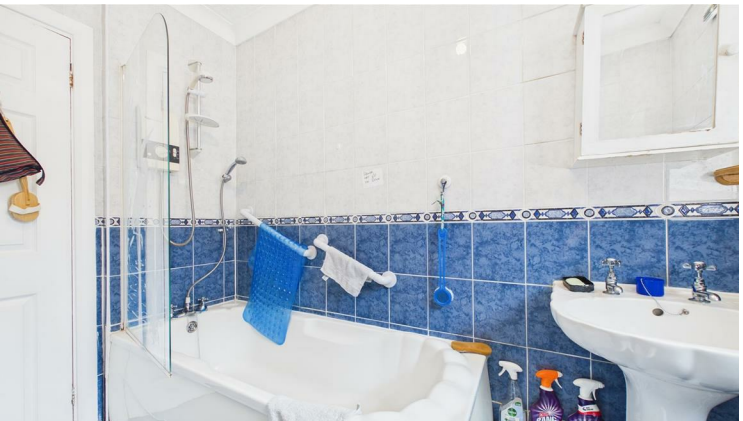
This charming detached bungalow is perfectly positioned in a cul-de-sac location, offering a wonderful opportunity for those seeking comfortable, single-level living. Boasting three bedrooms, one bathroom, kitchen and a reception room, this property blends practical layout with a delightful atmosphere, close to local amenities and green spaces.

Set close to the beautiful Itter Park, the property benefits from a lovely natural environment, perfect for weekend strolls, family outings, or simply relaxing outdoors.

Externally, the property benefits from a garden, ideal for outdoor entertaining, gardening enthusiasts, or a secure area for children and pets to play. The frontage includes a driveway and garage, providing ample off-street parking and additional storage space.

3 Bedrooms 1 Bathroom 1 Reception

Bedroom/Dining Room
Bathroom
Kitchen
Living Room
Hallway
Bedroom
Bedroom

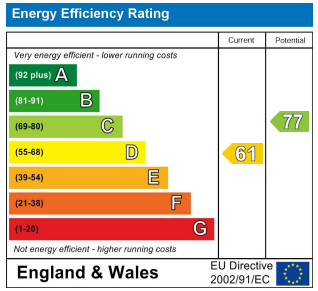


## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30564039

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.

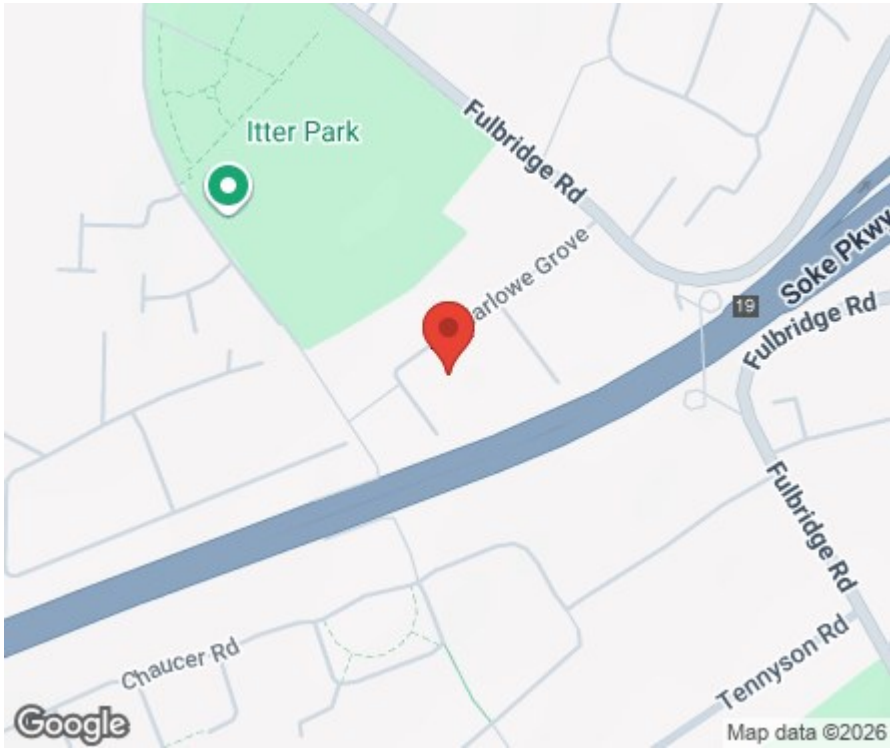
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**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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