Rosedale

9 BLACKSMITH MEWS, GUNTHORPE, PETERBOROUGH, PE4 7EZ

£240,000 PRICE GUIDE

" SPACIOUS REAR GARDEN "

- THREE BEDROOMS
- PARKING FOR 2 CARS
- IMMACUALATELY PRESENTED
- GENEROUS REAR GARDEN
- WALKING DISTANCE TO MANOR DRIVE ACADEMY
- CUL DE SAC LOCATION
- END OF TERRACE HOME
- CLOAKROOM AND FAMILY BATHROOM
- GUIDE PRICE £240,000 - £250,000
- EPC RATING - B // COUNCIL TAX BAND - B

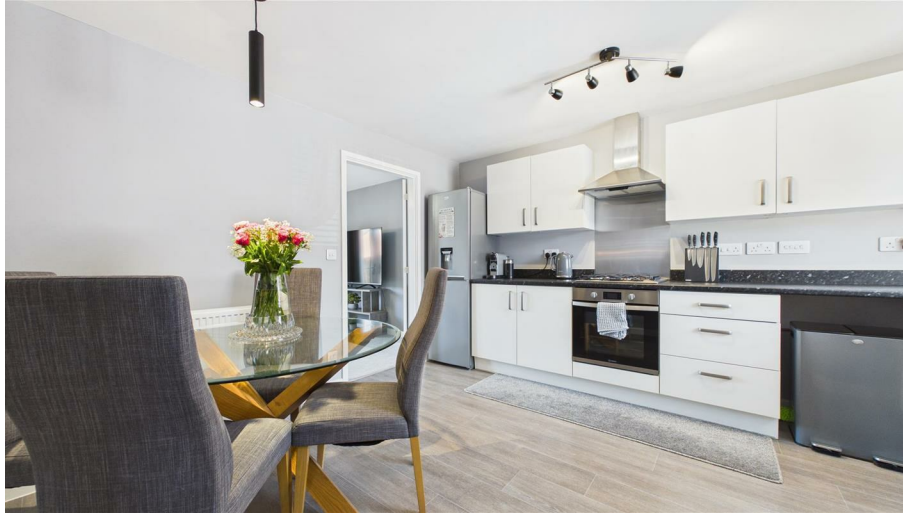
PROPERTY HIGHLIGHTS

This end of terrace house presents a wonderful opportunity to enter the property market or to grow your family home in a well-regarded area.

With its practical layout, and convenient location, this three-bedroom house is ready to welcome new owners eager to make it their own. Viewings are highly recommended to fully appreciate all that this delightful property has to offer.

The property features an entrance hall, cloakroom, kitchen/diner, living room with french doors out onto the garden, 3 bedrooms, bathroom, 2 parking spaces and a generous sized rear garden.

3 Bedrooms 1 Bathroom 1 Reception



Hallway
WC
Kitchen/Diner
Living Room

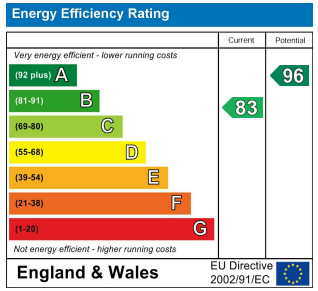
Landing
Bedroom
Bedroom
Bathroom
Bedroom

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30583621

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.

Rosedale

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