


Rosedale

# 57 CHURCHFIELD ROAD, PETERBOROUGH, PE4 6HE



# £180,000

*' With spacious outbuilding '*

- NO ONWARD CHAIN
- PLEASE READ AGENT NOTES FOR FURTHER DETAILS
- OUTBUILDING CURRENTLY BEING USED AS A CHINESE TAKEAWAY
- EN-SUITE TO BEDROOM ONE
- END TERRACE HOUSE
- 2 BEDROOMS
- SPACIOUS PLOT
- 2 RECEPTION ROOMS + KITCHEN
- RARE OPPORTUNITY



# PROPERTY HIGHLIGHTS

This end terrace house presents an excellent opportunity for those looking for something unique. The outbuilding in the garden of the property is currently being used as a Chinese Takeaway - giving the new buyer a fantastic opportunity to make something of their own.

The house itself features two reception rooms, kitchen and downstairs shower room. Whilst upstairs offers two double bedrooms with an en-suite to bedroom one.

Please read all agent notes.

2 Bedrooms 2 Bathroom 2 Reception







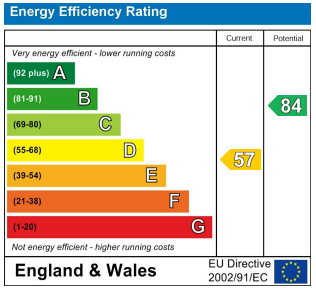

Outbuilding - Utility
7'11" x 10'8"
2.43 x 3.25 m
Outbuilding - Kitchen
8'6" x 18'6"
2.60 x 5.66 m
Outbuilding - Entrance
8'0" x 5'6"
2.44 x 1.69 m
Floor 0
Shower Room
6'10" x 2'11"
2.09 x 0.91 m
Kitchen
6'9" x 8'7"
2.08 x 2.64 m
Dining Room
11'11" x 10'10"
3.63 x 3.33 m
Hallway
2'9" x 2'7"
0.86 x 0.80 m
Living Room
12'0" x 10'10"
3.66 x 3.32 m
Floor 1
Bathroom
6'11" x 8'2"
2.11 x 2.49 m
Bedroom
11'11" x 10'11"
3.65 x 3.33 m
Landing
3'0" x 2'8"
0.94 x 0.83 m
Bedroom
11'11" x 10'11"
3.65 x 3.34 m
Floor 2
S
W
E
N

## SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30743549

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.

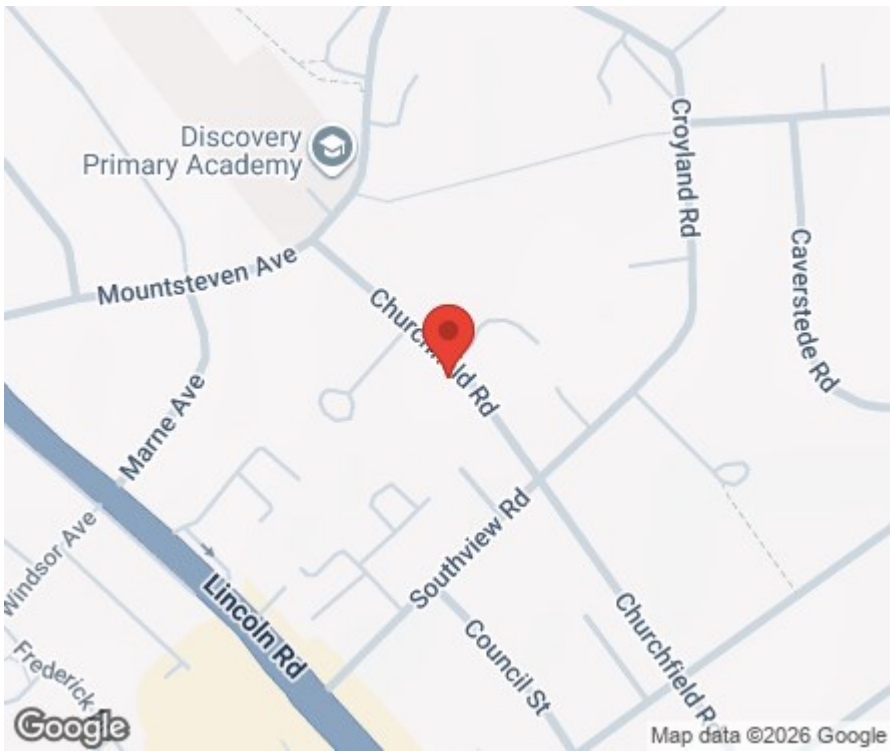
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**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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