

Rosedale

81 FRANCIS GARDENS, PETERBOROUGH, PE1 3XT



£425,000

'Extended and spacious family home'

- FOUR BEDROOMS
- TWO BATHROOMS
- 3 RECEPTION AREAS
- DETACHED FAMILY HOME
- BEAUTIFUL GARDEN SPACE
- AMPLE OFF-STREET PARKING
- QUIET RESIDENTIAL AREA
- GARAGE
- EXTENDED
- VIEWING HIGHLY RECOMMENDED



PROPERTY HIGHLIGHTS

This delightful detached house offers a perfect blend of comfort and style. Extended, this home offers a spacious layout and is ideal for families seeking a welcoming home. Featuring an entrance hall, living room, spacious kitchen/diner, family room on the back with storage and a downstairs shower room. Upstairs, you will find 4 bedrooms and a bathroom.

Outside, you have a spacious wrap garden, garage, and ample parking!

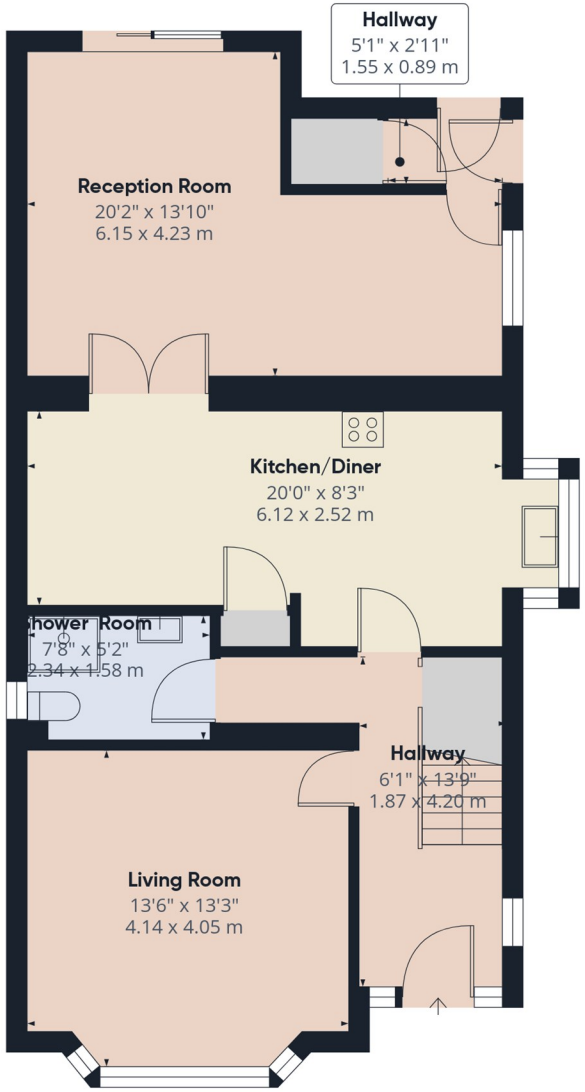
With its attractive design and prime location, this detached house in Francis Gardens is a wonderful opportunity for those looking to settle. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

4 Bedrooms 2 Bathroom 2 Reception

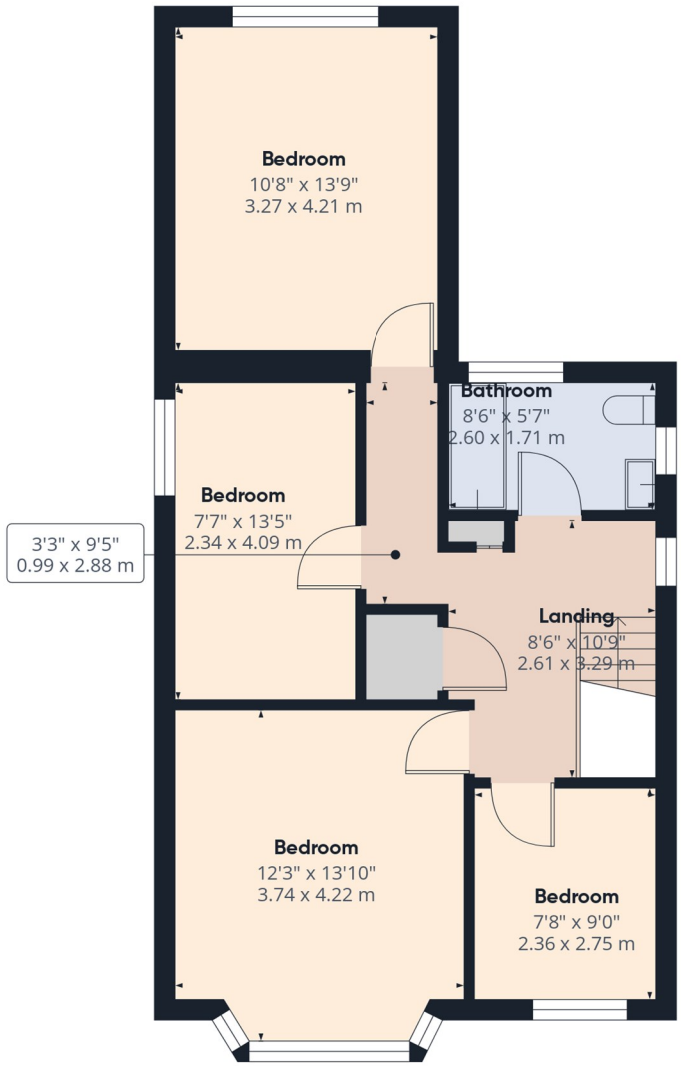




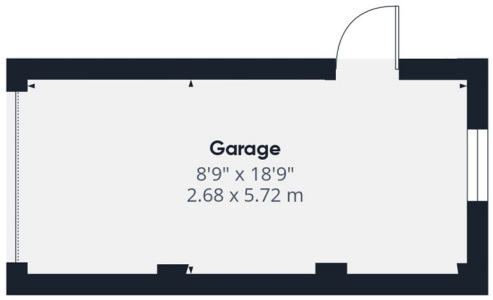




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1575 ft²

146.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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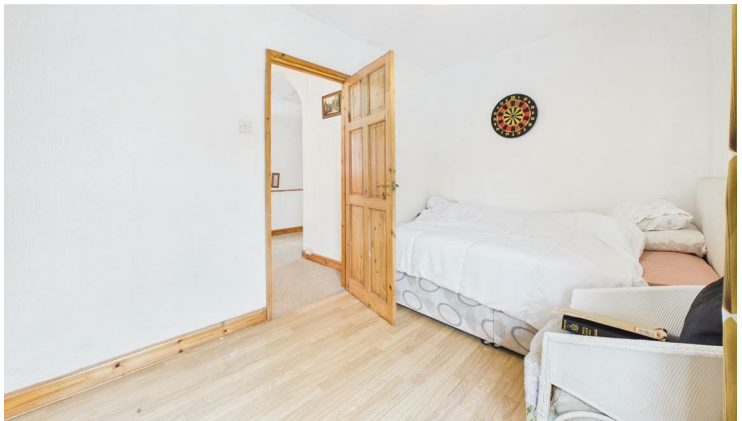

RADICAL

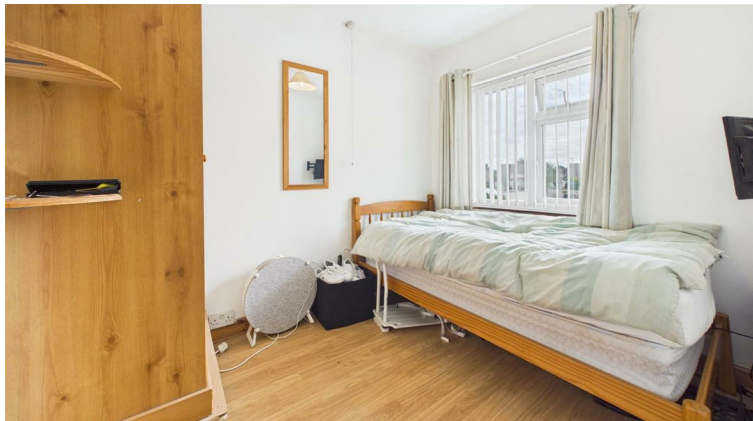










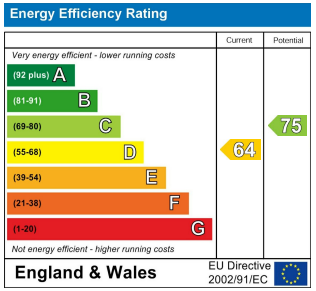


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

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

Or alternatively speak to your Rosedale agent who will be able to help you.

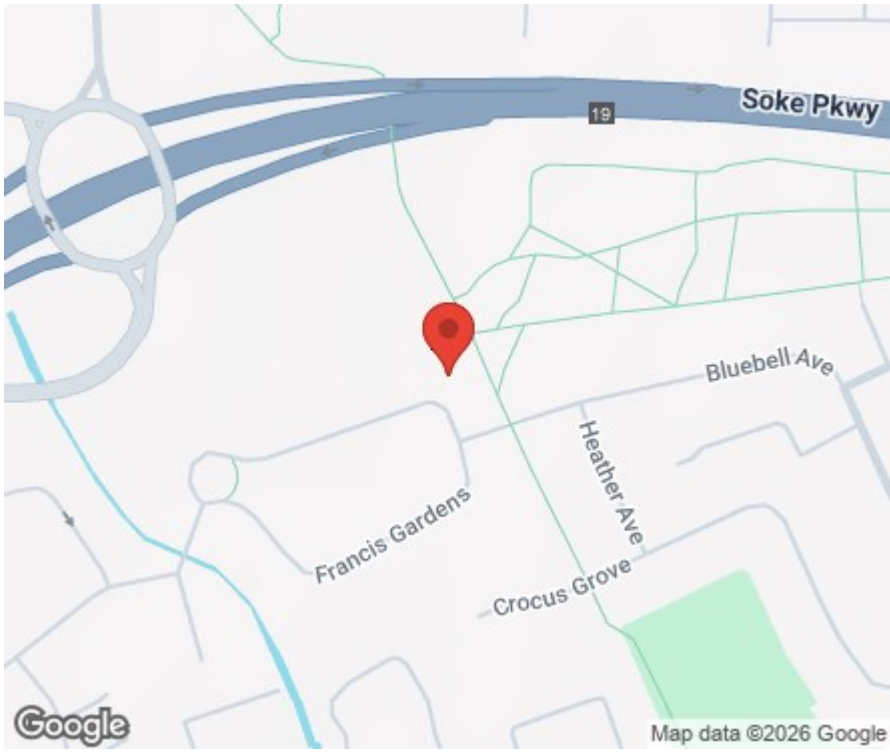




Interested in viewing this property?

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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