

Rosedale

5 THYME AVENUE, MARKET DEEPING, PETERBOROUGH, PE6 8JP



£265,000 OFFERS IN THE REGION OF

"Recently renovated three bedroom semi-detached home."

- BEING SOLD WITH NO ONWARD CHAIN
- EN-SUITE TO PRINCIPAL
- RECENTLY RENOVATED
- SEMI-DETACHED HOME
- IDEAL FIRST TIME BUY
- MODERN KITCHEN / DINER
- THREE BEDROOMS
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- AMPLE OFF ROAD PARKING
- EPC ENERGY RATING C // COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

This recently renovated three bedroom semi-detached home has undergone extensive improvements throughout, offering beautifully presented, move-in ready accommodation, ideal for first time buyers. Conveniently situated within walking distance of local schools, shops, parks, a health centre, library and community centre, the property is offered for sale with no onward chain.

The well-appointed accommodation briefly comprises an entrance porch with a newly fitted front door, a spacious living room with French doors opening directly onto the rear garden, and a modern kitchen/diner complete with integrated appliances. A useful utility room with integrated washer/dryer and a downstairs cloakroom complete the ground floor accommodation, with new windows fitted to the kitchen, utility room and cloakroom.

Upstairs, there are three bedrooms, with the principal bedroom benefiting from a newly installed en-suite shower room, alongside a modern family shower room.

The property has been further enhanced by a new combi boiler, five new radiators, an updated electrical consumer unit, new internal doors, and new carpets and vinyl flooring throughout. Relevant certificates and guarantees are available for the works completed this year.

Externally, the property boasts ample off road parking with the added convenience of an EV charging point, whilst to the rear is an enclosed garden, predominantly laid to lawn.

Some furniture may also be available by separate negotiation, offering further convenience for prospective purchasers.

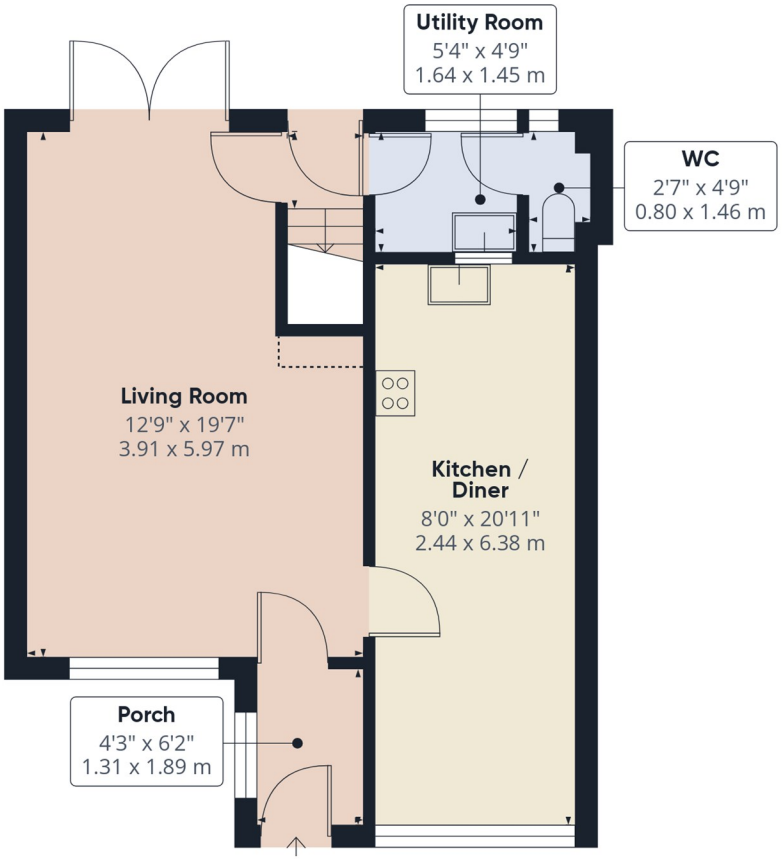
AGENTS NOTES:
Important Material Information for this property is featured on the last page of this brochure

3 Bedrooms 2 Bathroom 1 Reception

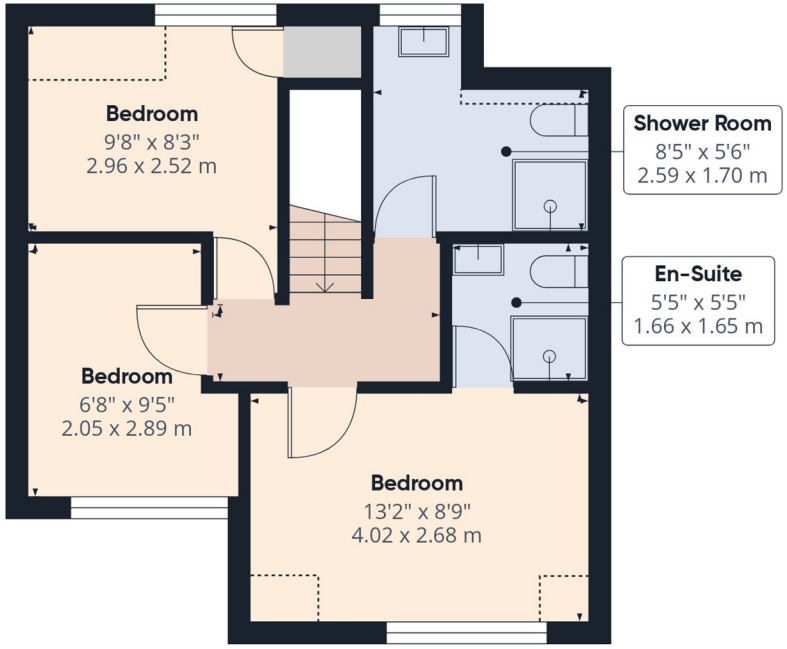








Floor 0



Floor 1



Approximate total area(1)

886 ft²

82.3 m²

Reduced headroom

24 ft²

2.3 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



















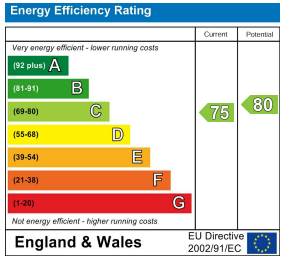


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28812249

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





Interested in viewing this property? **01778 382300**

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

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.

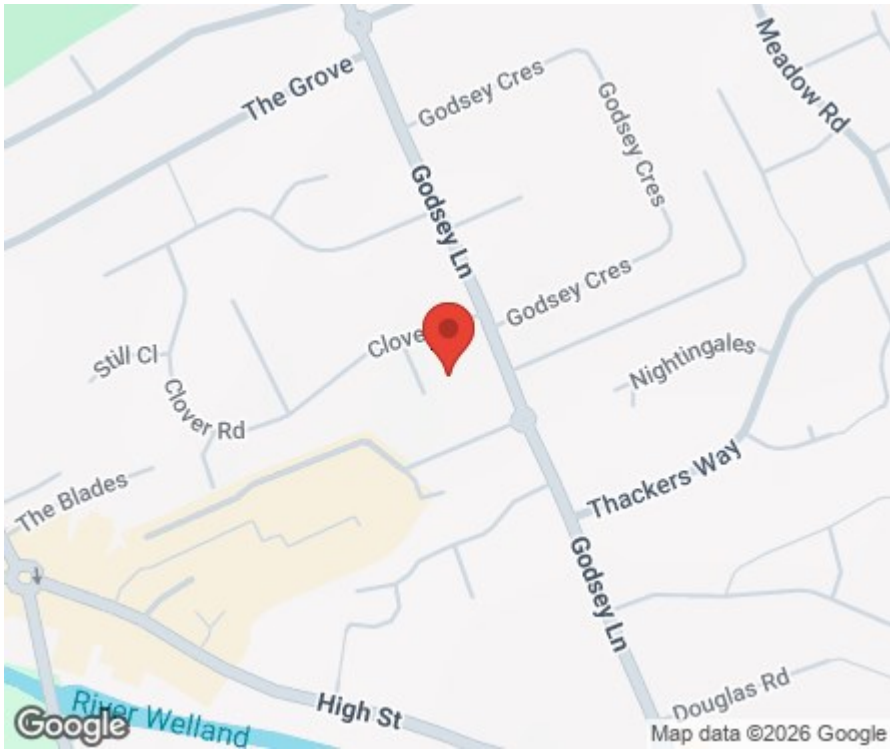
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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