

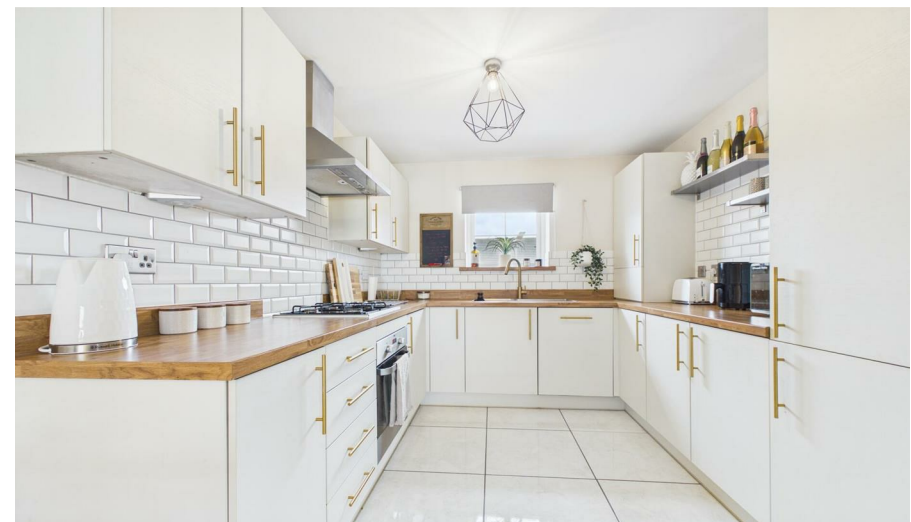
7 FARLAKES DRIVE, PETERBOROUGH, PE2 9EU



£150,000 PRICE GUIDE

" EXCEPTIONALLY PRESENTED COACH HOUSE WITH GARAGE "

- GUIDE PRICE £150,000 - £160,000
- OPEN-PLAN KITCHEN LIVING AREA
- GARAGE INCLUDED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST-TIME BUYERS
- VIEWING HIGHLY RECOMMENDED
- ONE SPACIOUS BEDROOM
- RIGHT BY PARK AND LAKE
- TURN KEY PROPERTY
- EPC CURRENTLY UNAVAILABLE // COUNCIL TAX BAND - B



PROPERTY HIGHLIGHTS

GUIDE PRICE £150,000 - £160,000

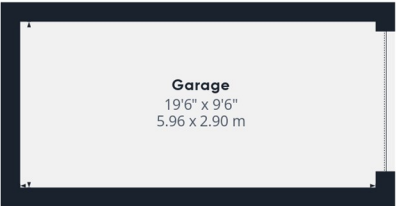
Located in the charming area of Farlakes Drive, Peterborough, this delightful coach house offers a modern design with a practical layout. The property boasts a spacious open-plan kitchen / living area, ideal for both relaxation and entertaining guests.

For those who enjoy outdoor activities, the nearby green spaces offer a perfect setting for leisurely walks or picnics. Furthermore, the excellent transport links ensure that commuting to nearby cities is both straightforward and efficient.

In summary, this coach house on Farlakes Drive presents a wonderful opportunity for anyone looking for a turn key property in a popular area. Do not miss the chance to make this lovely property your new home.

🛏 1 Bedrooms 🚿 1 Bathroom 🪑 1 Reception



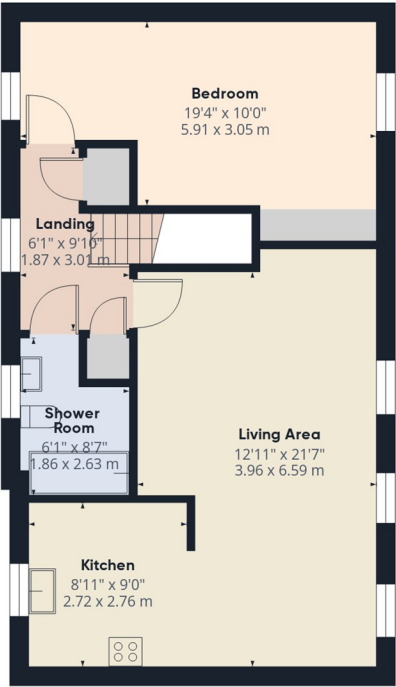


Floor 0

Approximate total area⁽¹⁾

830 ft²

77.1 m²



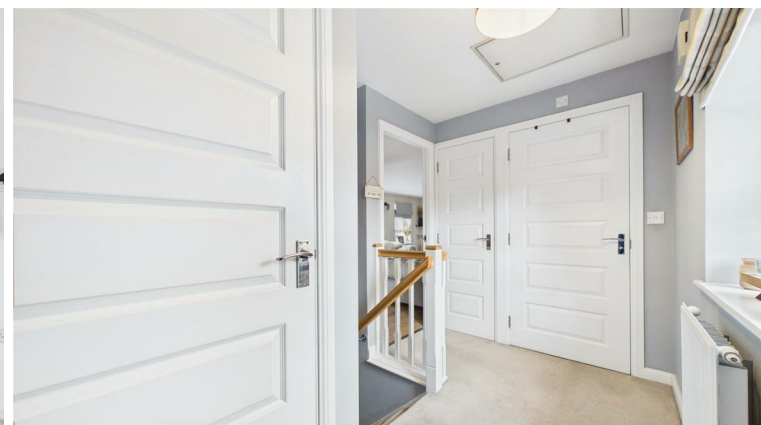
Floor 1

(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.

GIRAFFE360



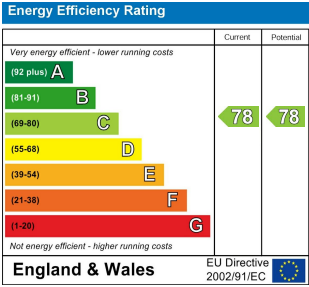


SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: B

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.

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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.

