

4 ASH TREE GROVE, PETERBOROUGH, PE1 2FH



£325,000

BRAND NEW HOME

- Three / Four Bedrooms
- Semi Detached
- Air Source Heat Pump
- EV Charging Point
- Underfloor Heating To The Ground Floor
- Brand New
- Bosch Kitchen Appliances
- High Specification



PROPERTY HIGHLIGHTS

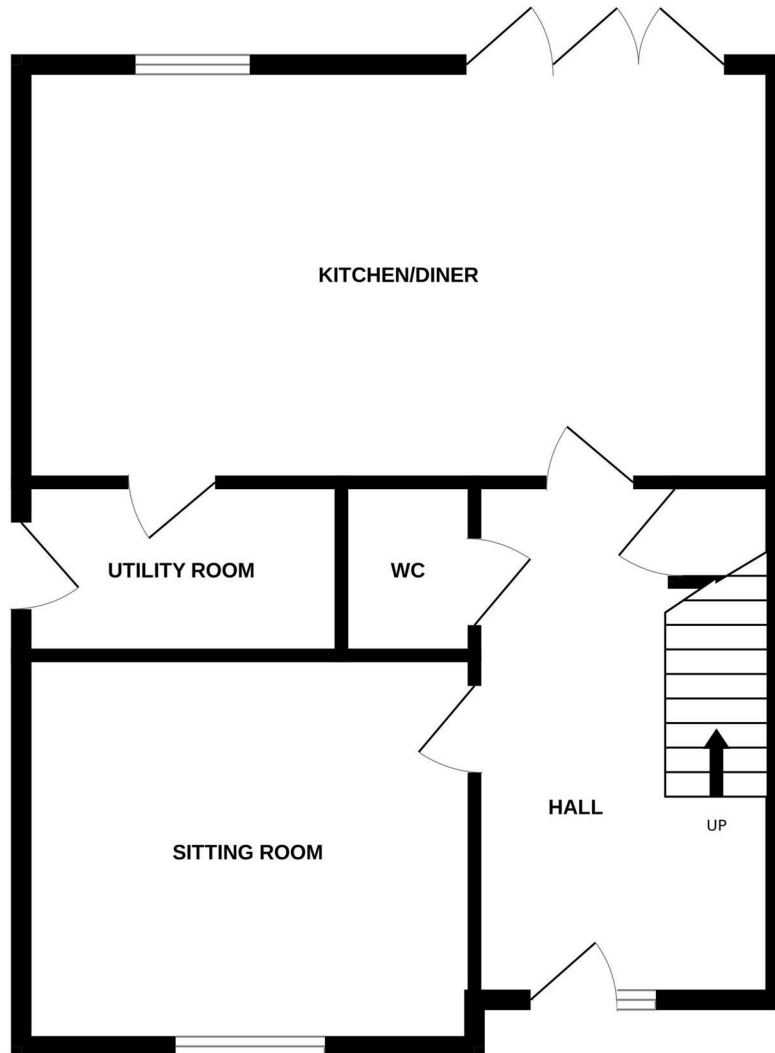
*** INVESTMENT OPPORTUNITY *** THE FARRINGDON - PLOT 6 - FOUR BEDROOM FAMILY HOME . A rare chance to acquire one of just nine individually designed, spacious NEWBUILD homes located in the heart of the city. Key features include: Large contemporary kitchen with open-plan dining area and bi-fold doors Generous sitting room Wide and welcoming entrance hallway. Investment Details: Sold with a tenant in situ on an Assured Shorthold Tenancy (AST) Current rental income: £1,700 PCM / £20,400 per annum An ideal opportunity for investors seeking a strong rental return, with minimum maintenance, in a prime city location

Agents Note - These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale and may not be of the specific plot and are only for marketing purposes.

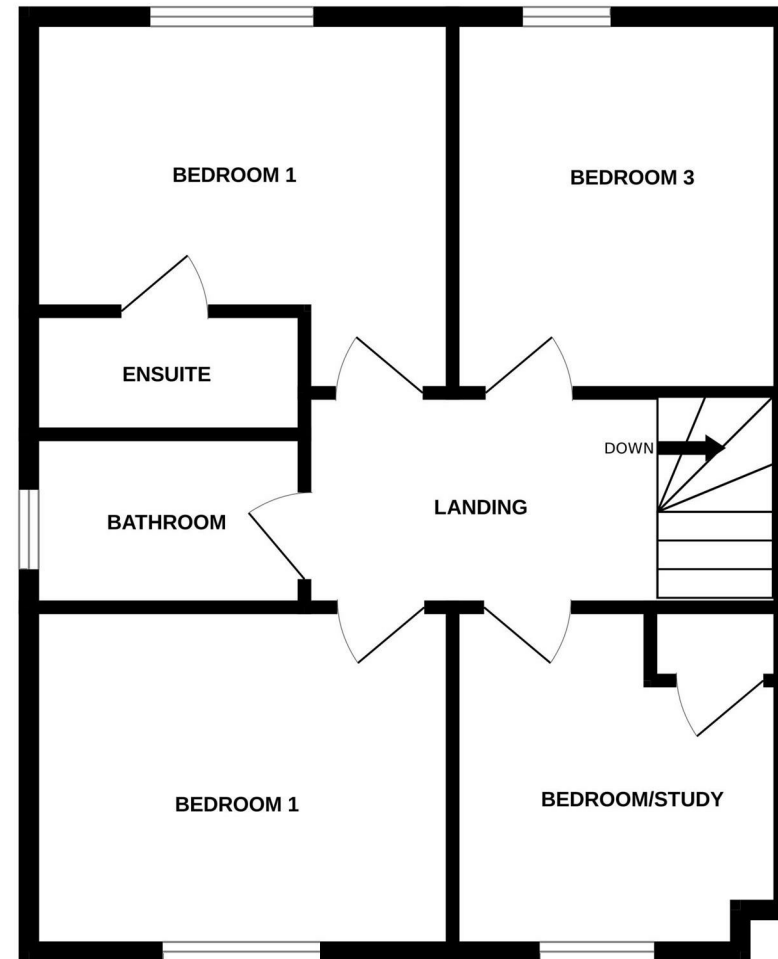
🛏 4 Bedrooms 🚿 2 Bathroom 🚪 1 Reception



GROUND FLOOR



1ST FLOOR



SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: New Build

For the MATERIAL INFORMATION REPORT on this property select the link - 27937417

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Interested in viewing this property?

0330 174 4599

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.

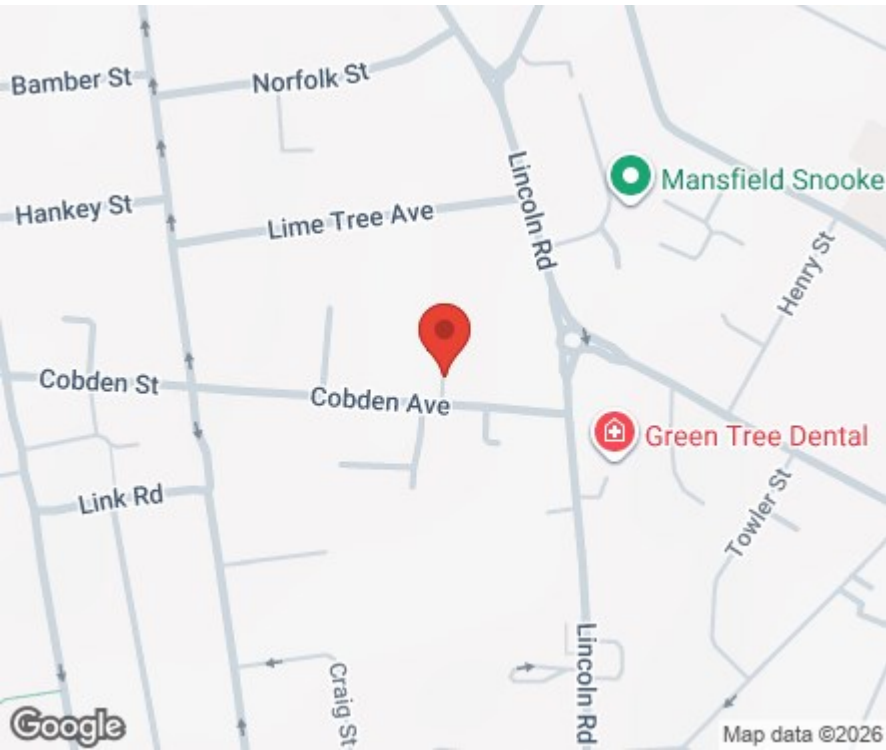
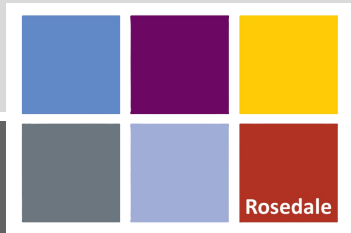
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



rosedalepropertyagents.com