



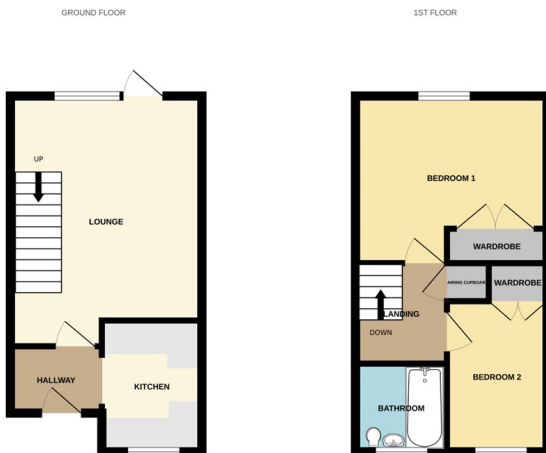
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**8 Rasen Court PE1 5NR**

**£130,000**



\*\*\* INVESTMENT OPPORTUNITY \*\*\* " This investment property in a cul de sac location. The property itself is a 2 bedroom mid terrace and is in need of updating. There is communal parking outside the front. EPC Energy Rating - D/ Council Tax Band - A".



# ENTRANCE

Door to front

# KITCHEN

6' 5" x 8' 5" (1.96m x 2.57m)  
 APPROX. Window to front.

# LIVING SPACE

12' 3" x 16' 2" (3.73m x 4.93m)  
 APPROX. Door to rear, window to rear. Stairs to 1st floor.

# 1ST FLOOR LANDING

# BEDROOM ONE

12' 4" x 10' 9" (3.76m x 3.28m)  
 APPROX. Window to rear and storage cupboard.

# BEDROOM TWO

9' 8" x 6' 0" (2.95m x 1.83m)  
 APPROX. Window to front

# BATHROOM

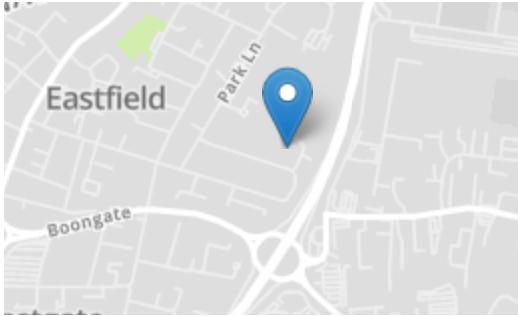
Window to front

# OUTSIDE

The rear garden is currently overgrown but is believed to have fencing.

# AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

