



208 Oundle Road, Peterborough PE2 9QA

£190,000



*** NO ONWARD CHAIN *** " A fantastic first time buyer or investment opportunity! This 3 bedroom terraced home is within easy reach of Ferry Meadows with a wide range of leisure facilities, schools, the City Centre and train station! The home itself features a porch, entrance hall, living room, dining room, kitchen, bathroom, 3 DOUBLE bedrooms and a rear garden. Book your viewing today! Council Tax Band - A / EPC Energy Rating - D

PORCH

2' 8" x 4' 3" (0.81m x 1.30m) (approx) Door to front, windows to front and side.

ENTRANCE HALL

Door to front and stairs to first floor.

LIVING ROOM

11' 7" (min) (3.53m) 14' 6" (into bay) x 10' 4" (4.42m x 3.15m) (approx) Window to front and radiator. Sliding doors to :

DINING ROOM

12' 8" x 10' 7" (to cupboard) (3.86m x 3.23m) (approx) Window to rear, radiator and two cupboards.

KITCHEN

8' 4" (max) (2.54m) 6' 8" (min) x 13' 8" (2.03m x 4.17m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for freestanding fridge / freezer, space for washing machine, space for cooker, sink with mixer tap and radiator. Window to side and door to side.

BATHROOM

6' 5" x 8' 1" (1.96m x 2.46m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear, cupboard and radiator.

FIRST FLOOR

Loft access and cupboard.

BEDROOM ONE

13' 9" (max) x 12' 0" (4.19m x 3.66m) (approx) Window to front and radiator.

BEDROOM TWO

8' 5" x 12' 8" (2.57m x 3.86m) (approx) Window to rear and radiator.

BEDROOM THREE

9' 9" (min) (2.97m) 14' 1" (max) x 8' 5" (4.29m x 2.57m) (approx) Window to rear and radiator.

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+) 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, Scotland & Wales		
EU Directive 2002/91/EC		

