



**Wellington Street PE1 5DU**

**£180,000**



\*\*\* CITY CENTRE LOCATION \*\*\* " Benefiting from no onward chain, this 3 bedroom end of terrace home is a fantastic investment opportunity or first time buy. Next door is also for sale, please contact us for more information. The home features an entrance hall, 2 reception rooms, kitchen, inner hall, bathroom and 3 bedrooms. It is conveniently located in the city centre. EPC Energy Rating -E/ Council Tax Band - A".



## ENTRANCE

Door to side and stairs to first floor.

## DINING ROOM

3.6m x 3.6m (11' 10" x 11' 10") (approx) Window to side, Understairs cupboard and radiator. Open into:-

## KITCHEN

2.5m x 2.2m (8' 2" x 7' 3") (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, space for a cooker. Window to side and door to side.

## INNER HALL

0.5m x 2.2m (1' 8" x 7' 3") (approx) wall mounted boiler and plumbing for a washing machine.

## BATHROOM

2m x 2.2m (6' 7" x 7' 3") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to rear.

## LIVING ROOM

3.7m (min) x 4.7m (max) (12' 2" x 15' 5") 3.6m (11' 10" ) (approx) Window to front, window to side and radiator.

## FIRST FLOOR LANDING

## BEDROOM 1

3.6m (max) x 4.2m (max) (11' 10" x 13' 9") (approx) Window to front, window to side and two radiators.

## BEDROOM 2

2.6m x 3.6m (8' 6" x 11' 10") (approx) Window to rear, window to side and radiator.

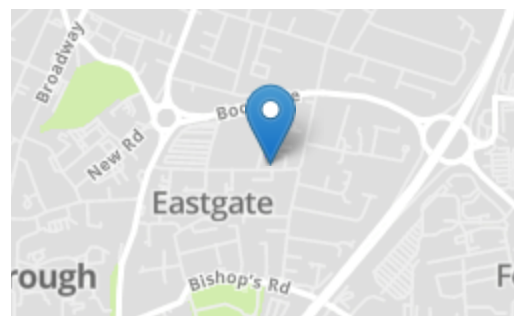
## BEDROOM 3

2.2m x 2.5m (7' 3" x 8' 2") (approx) Window to rear and radiator.

## OUTSIDE

## 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

