



Rosedale
PROPERTY AGENTS

'Making your move easier'



21 Lowick Gardens, Peterborough PE3 7HD

£190,000



*** WITH GARAGE *** " This property is an ideal 1st time buy or investment opportunity. Featuring an entrance hall, living room, kitchen/diner, inner hall, WC, store, 3 bedrooms, bathroom and garage. It's close to Peterborough City Hospital, local amenities and play parks. EPC Energy Rating - C/ Council Tax Band - A".

- ENTRANCE**
 4' 9" x 9' 0" (1.45m x 2.74m) (approx) Door to side, window to front and radiator.
- LIVING ROOM**
 14' 5" (max) x 14' 3"(max) (4.39m x 4.34m) (approx) Two windows to front.
- KITCHEN**
 8' 5" x 17' 9" (2.57m x 5.41m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, plumbing for a washing machine, space for an undercounter fridge and wall mounted boiler. Window to rear and door to:-
- INNER HALL**
 2' 8" x 4' 0" (0.81m x 1.22m) (approx) Door to rear.
- CLOAKROOM**
 2' 8" x 6' 1" (0.81m x 1.85m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to side.
- LEAN TO**
 5' 8" (max) x 7' 4"(max) (1.73m x 2.24m) (approx) (L - Shape) Door to rear.
- FIRST FLOOR LANDING**
 Loft access
- BEDROOM 1**
 10' 9" x 13' 5" (3.28m x 4.09m) (approx) Two windows to front.
- BEDROOM 2**
 10' 6"(max) x 11' 5" (3.20m x 3.48m) (approx) Window to rear, cupboard and radiator.
- BEDROOM 3**
 7' 7"(min) (2.31m) 10' 4"(max) x 6' 7"(3.15m x 2.01m) (approx) Window to front, overstairs cupboard and radiator.
- BATHROOM**
 5' 4" x 6' 0" (1.63m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.
- OUTSIDE**
 The rear of the property is low maintenance.
- GARAGE**
 7' 6" x 21' 0" (2.29m x 6.40m) (approx)
- AGENT NOTES**
 The property has solar panels details are as follows:
 Installation is registered with Arto Energy, the FIT Licensee.
 The generator is Levantera Developments Ltd.

 The lease is 24th July 2015 for 20 years and 3 months for the airspace.

 Full details are held in branch.
- 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		
(92-100) A		87
(81-91) B		
(69-80) C	74	
(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		

