



Rosedale
PROPERTY AGENTS

'Making your move easier'



37 Whitsed Street, Peterborough, Cambridgeshire PE1 5ED

£150,000



***** NO ONWARD CHAIN ***** " The perfect 1st time buy or investment opportunity awaits! Featuring 2 reception rooms, kitchen, bathroom and 3 bedrooms, this home is not only conveniently located close to the city centre, but also offers a fantastic amount of living space. Viewings recommended. Council Tax Band - A / EPC Energy Rating - D "

rosedaleproperties.co.uk

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LIVING ROOM

10' 9" (max) x 11' 9" (3.28m x 3.58m) (approx) Door to front, window to front and radiator.

INNER HALL

Cupboard.

DINING ROOM

10' 9" (max) x 12' 2" (not including cupboard) (3.28m x 3.71m) (approx) Window to rear, cupboard, radiator and stairs to first floor.

KITCHEN

8' 7" x 7' 0" (2.62m x 2.13m) (approx) Fitted with base units with work surfaces over, space for freestanding fridge / freezer, sink with mixer tap and space for undercounter washing machine. Door to side, window to side and radiator.

SHOWER ROOM

5' 2" x 7' 0" (1.57m x 2.13m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear.

FIRST FLOOR

BEDROOM ONE

11' 0" x 11' 9" (3.35m x 3.58m) (approx) Window to rear and radiator. Open into bedroom three.

BEDROOM TWO

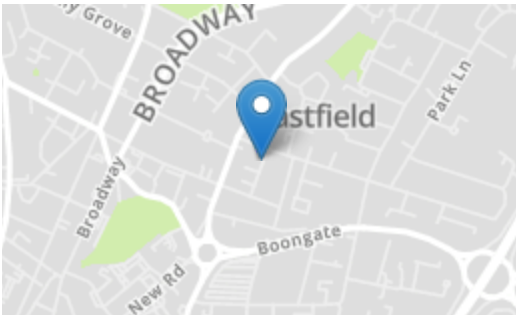
11' 0" (max) x 12' 0" (3.35m x 3.66m) (approx) Window to front, wall mounted boiler and radiator.

BEDROOM THREE

7' 0" x 8' 9" (2.13m x 2.67m) (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

