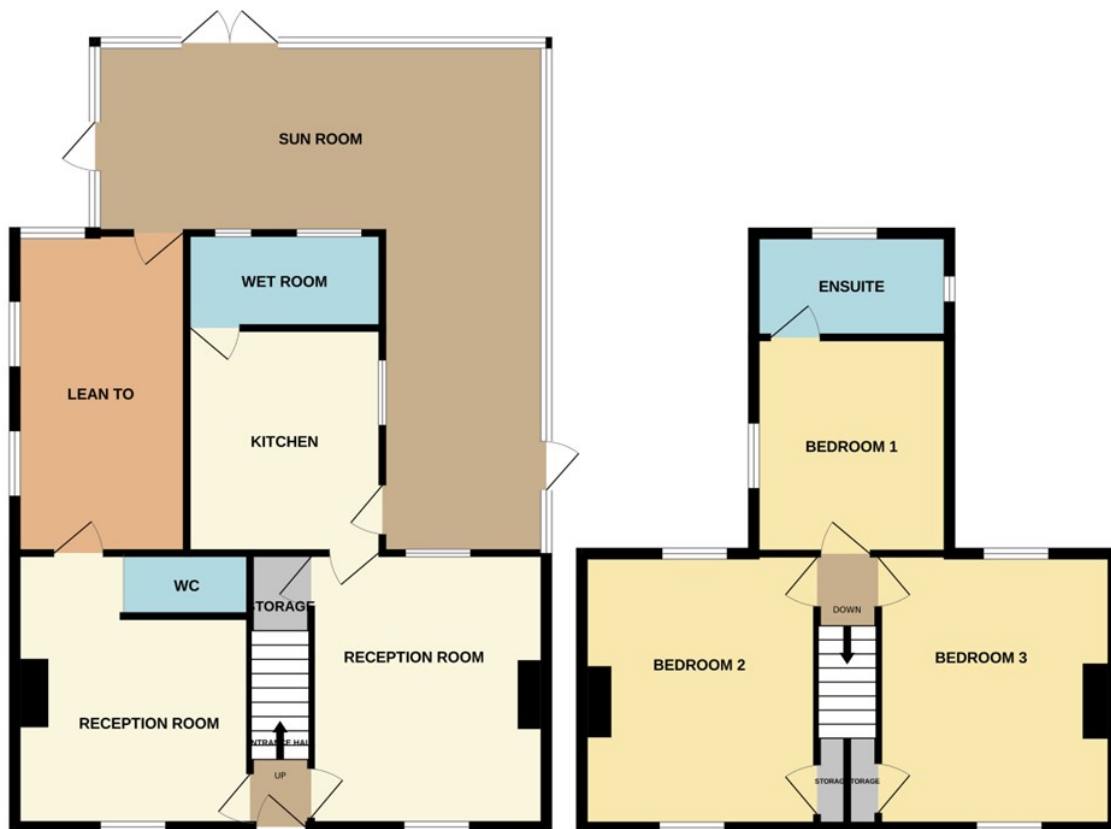




36 Jubilee Street, Peterborough PE2 9PH

£294,000



\*\*\* FANTASTIC POTENTIAL THROUGHOUT \*\*\*" With an extensive rear garden, this 3 bedroom detached home benefits from no onward chain. The home features an entrance hall, 2 reception rooms, cloakroom, kitchen, wet room, large sun room lean to style and 3 bedrooms with an en-suite to bedroom 1. EPC Energy Rating - D/Council Tax Band - C".



**ENTRANCE**

Door to front and stairs to first floor.

**RECEPTION 1**

14' 0" x 12' 0" (4.27m x 3.66m) (to pantry) (approx) UPVC double glazed window to front and rear, radiator and pantry cupboard.

**KITCHEN**

11' 0" x 10' 0" (3.35m x 3.05m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, plumbing for a washing machine, space for a cooker and space for a fridge. UPVC double glazed window to side, door to side. Door to wet room.

**WET ROOM**

10' 0" x 4' 9" (3.05m x 1.45m) (approx) Fitted with a four piece suite comprising low level W/C, bidet, shower, wash basin and radiator. Two UPVC double glazed windows to rear.

**RECEPTION 2**

14' 0" (max) x 10'4" (min) (4.27m x 3.15m) 12' 0" (max) (3.66m) (approx) UPVC double glazed window to front, door to lean to and cloakroom.

**CLOAKROOM**

6' 4" x 3' 2" (1.93m x 0.97m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

**LEAN TO**

16' 8" x 9' 0" (5.08m x 2.74m) (approx) Two windows one to side and one to rear, door to sun room.

**SUN ROOM**

26' 0" (max) x 24' 4" (max) (7.92m x 7.42m) (approx) (L -Shape) Fitted with a base unit and work surface over, sink with mixer tap, windows to side and rear, doors to side and rear.

**FIRST FLOOR LANDING**

Loft access.

**BEDROOM 1**

11' 0" x 10' 0" (3.35m x 3.05m) (approx) Window to side and radiator.

**ENSUITE**

10' 4" x 4' 9" (3.15m x 1.45m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, boiler enclosed in cupboard and radiator. Window to rear, window to side.

**BEDROOM 2**

14' 0" x 12' 0" (4.27m x 3.66m) (approx) Two UPVC double glazed windows to front and rear, radiator and cupboard.

**BEDROOM 3**

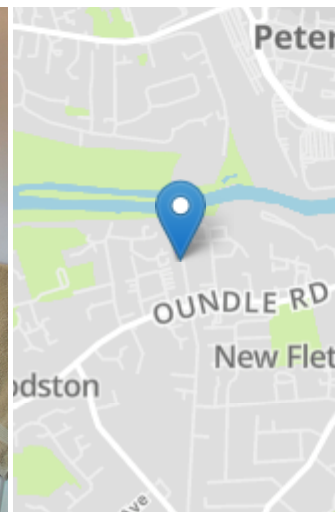
14' 0" x 12' 1" (4.27m x 3.68m) (approx) Two UPVC double glazed windows to front and rear, radiator and cupboard.

**OUTSIDE**

The front of the property is enclosed by a brick wall with a gate. The rear of the property has fantastic potential.

**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>		
(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			
			<b>83</b>
		<b>56</b>	

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.