



121 Wellington Street, Peterborough PE1 5DU

£190,000



\*\*\* 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.

