

'Making your move easier'



## 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".



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#### **ENTRANCE**

Door to side and stairs to first floor.

#### **DINING ROOM**

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

#### **KITCHEN**

 $2.5m \times 2.2m$  (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**

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

#### BATHROOM

 $2m \times 2.2m$  (6' 7"  $\times$  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.

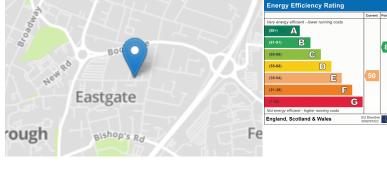
#### **BEDROOM 3**

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.





Property details herein do not form part or 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. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969