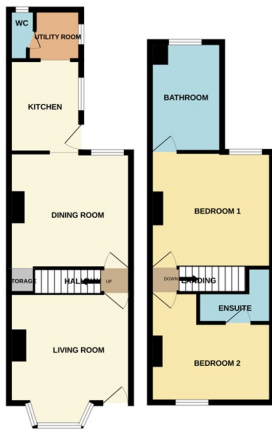




63 Silver Street, Peterborough PE2 9BU

£165,000



*** IDEAL 1ST TIME BUY OR INVESETMENT *** " Briefly comprising of 2 reception rooms, kitchen, utility area, cloakroom, 2 bedrooms and 2 bathrooms. This home is a fantastic 1st time buy or investment opportunity, EPC Energy Rating - D/ Council Tax Band - A".

LOUNGE

11' 1"(min) (3.38m) 13' 7" (into bay) x 12' 2"(4.14mx 3.71m) (approx) Door to front, bay window to front and two radiators.

INNER HALL

Stairs to first floor.

DINING ROOM

11' 8" x 12' 3" (max) (3.56m x 3.73m) (approx) Window to rear, understairs cupboard and two radiators.

KITCHEN

7' 3" x 9' 4" (2.21m x 2.84m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a fridge / freezer. Window to side.

UTILITY ROOM

4' 8" x 5' 1" (1.42m x 1.55m) (approx) Fitted with base units with work surface over, plumbing for a washing machine and window to side.

CLOAKROOM

1' 8" (min) (0.51m) 2' 4" x 5' 1" (0.71m x 1.55m) 2' 4"(max) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and window to rear.

FIRST FLOOR

BEDROOM 1

11' 8" x 12' 4" (3.56m x 3.76m) (approx) Window to rear and radiator.

BATHROOM

6' 8" x 11' 1" (2.03m x 3.38m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

BEDROOM 2

8' 1" (min)(2.46m) 11' 7"(max) x 12' 5" (3.53m x 3.78m) (approx) Window to front and radiator.

EN - SUITE

5' 8"(max)(1.73m) 2' 4" x 7' 8" (max) (0.71m x 2.34m) (approx) (L - Shape) Fitted with a three piece suite comprising low level W/C , wash hand basin, shower cubicle.

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		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

