



9 Rasen Court PE1 5NR

£130,000



*** INVESTMENT OPPORTUNITY *** " This investment property in a cul de sac location. The property itself is a 2 bedroom mid terrace and is in need of updating. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE

Door to front

KITCHEN

8' 5" x 6' 5" (2.57m x 1.96m)
 (approx) Window to front.

LIVING SPACE

16' 2" x 12' 3" (4.93m x 3.73m)
 (approx) Door to rear, window to rear and stairs to 1st floor

1ST FLOOR LANDING

BEDROOM 1

12' 4" x 10' 9" (3.76m x 3.28m)
 (approx) Window to rear and storage cupboard.

BEDROOM 2

9' 8" x 6' 0" (2.95m x 1.83m)
 (approx) Window to front.

BATHROOM

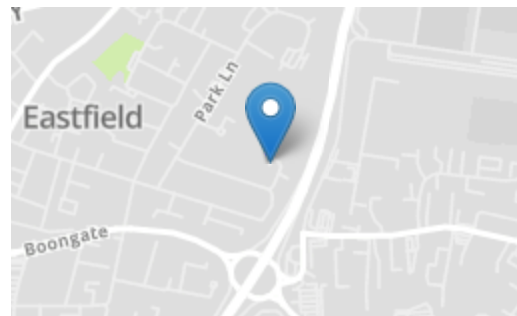
Window to front.

OUTSIDE

The rear of the property has a wild life garden.

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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

