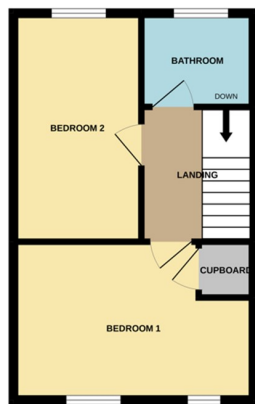
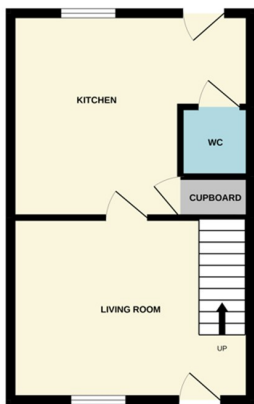




**58 Midland Road, Peterborough PE3 6DD**

**£230,000**



\*\*\* CLOSE TO TOWN LOCATION \*\*\* "Rosedale are pleased to offer this well presented modern terrace home which is located within walking distance to the city centre and train station. The commute to London from Peterborough Station is 51 minutes on the fast train (approx.). This appealing property has spacious accommodation downstairs. In brief, the property comprises of lounge, kitchen and downstairs cloakroom. Upstairs there are two bedrooms and a family bathroom. Outside there is allocated parking and a low maintenance rear garden. To really appreciate this property, viewing is highly recommended. EPC Energy Rating - B / Council Tax Band - B".

### ENTRANCE LOUNGE

14' 8" x 11' 1" (4.47m x 3.38m) (approx) Composite door to front aspect, UPVC double glazed window to front aspect, radiator, stairs to first floor and door to:-

### KITCHEN

14' 7" x 12' 5" (4.45m x 3.78m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer taps over, integrated oven, gas hob, plumbing for a washing machine, space for a fridge/freezer, wall mounted gas boiler, under stairs storage cupboard and door to garden.

### CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin, partly tiled walls, extractor fan and a radiator.

### LANDING

Loft access

### BEDROOM 1

14' 8" x 10' 0" (4.47m x 3.05m) (approx) Two UPVC double glazed window to front aspect and a radiator.

### BEDROOM 2

13' 10" x 7' 9" (4.22m x 2.36m) (approx) UPVC double glazed window to rear aspect and a radiator.

### BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash basin, bath with shower over, partly tiled walls extractor fan and a radiator. UPVC double glazed window to rear aspect.

### OUTSIDE

The front of the property is mainly gravelled and a pathway leading to front door. The rear of the property is enclosed by fencing, laid to lawn and gated access. There is also a parking space.

### 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.

