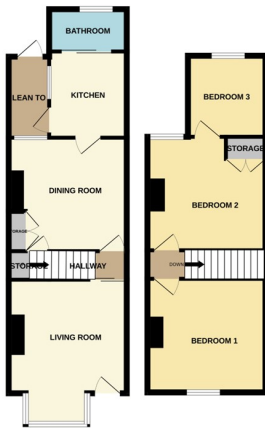




204 Belsize Avenue, Peterborough PE2 9HX

£170,000



*** NO ONWARD CHAIN *** " With a generous rear garden, 3 bedrooms, 2 reception rooms, kitchen and bathroom, this end of terraced home features no onward chain and is ready for it's new owner. Located in Woodston which is close to many local amenities and just under a 2 mile drive to the train station and city centre. EPC Energy Rating - E/ Council Tax Band - A".

LIVING ROOM

14' 4" (into bay)(4.37m) 11' 3" x 12' 2" (3.43m x 3.71m) (approx) Door to front, bay window to front.

INNER HALL

Stairs to 1st floor.

DINING ROOM

11' 4" (to cupboard) x 12' 2" (max) (3.45m x 3.71m) (approx) Understairs cupboard, UPVC double glazed window to rear.

KITCHEN

8' 7" x 7' 9" (2.62m x 2.36m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, plumbing for a washing machine and dishwasher, space for a fridge and radiator. Window to side and door to side.

BATHROOM

7' 1" x 4' 3" (2.16m x 1.30m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, and heated towel rail. Windows to rear and side.

LEAN TO

8' 0" x 4' 1" (2.44m x 1.24m) (approx) Door to rear.

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 11' 5" (3.71m x 3.48m) (approx) Window to rear. Door to bedroom 3.

BEDROOM 2

12' 2"(max) x 11' 5" (3.71m x 3.48m) (approx) Window to front.

BEDROOM 3

8' 9" x 7' 3" (2.67m x 2.21m) (approx) Window to rear.

OUTSIDE

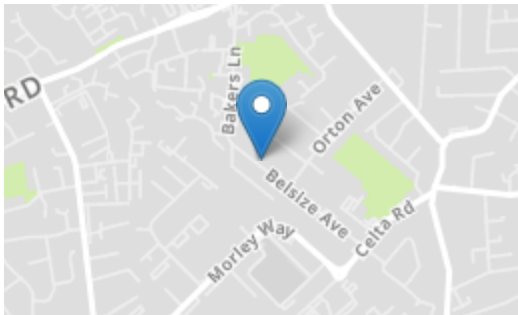
To the front of the property there is non allocated street parking.

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.

AGENT NOTES

Please note that the vendor of this property is a relation to a director of Rosedale Group LTD.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

