



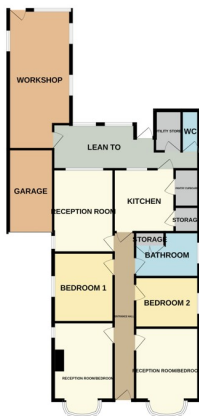
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**101a Fulbridge Road, Peterborough PE1 3LD**

**£270,000**



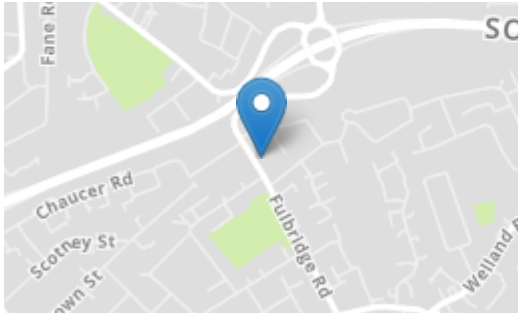
\*\*\* SOLD PRIOR TO MARKETING \*\*\* " Sold with no onward chain and benefitting from a generous rear garden, this detached bungalow is boasting with character and space. Featuring 2 reception rooms, 3 bedrooms, kitchen, lean to, bathroom, WC, workshop, garage, parking, multiple outbuildings/sheds - this bungalow really does have huge potential. Viewings are essential to appreciate the plot size and it's close to city centre location. Council Tax Band - D / EPC Energy Rating - D

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**T: 01733 574969**



- ENTRANCE**  
 4' 8" x 24' 9" (1.42m x 7.54m) (approx) Door to front, access to loft and radiator.
- KITCHEN**  
 9' 9" x 10' 0" (2.97m x 3.05m) (approx) Fitted with base units with work tops over, sink unit with mixer tap, space for cooker, space for fridge / freezer, two cupboards (one with boiler inside), pantry cupboard with window to side. Door to rear and window to rear.
- RECEPTION / BEDROOM**  
 11' 7" (min) (3.53m) 13' 7" (into bay) x 10' 5" (4.14m x 3.17m) (approx) Bay window to front, three radiators.
- RECEPTION / BEDROOM**  
 12' 5" (min) (3.78m) 15' 4" (into bay) x 10' 4" (4.67m x 3.15m) (approx) Bay window to front, window to side and three radiators.
- BEDROOM ONE**  
 10' 4" x 11' 1" (3.15m x 3.38m) (approx) Window to side and radiator.
- BEDROOM TWO**  
 8' 1" x 10' 2" (2.46m x 3.10m) (approx) Window to side and radiator.
- RECEPTION / BEDROOM**  
 12' 2" (max) (3.71m) 10' 5" (min) x 13' 5" (3.17m x 4.09m) (approx) Window to side, window to rear, Mahogany flooring and radiator.
- BATHROOM**  
 7' 3" x 10' 3" (2.21m x 3.12m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin and bath. Window to side and cupboard.
- LEAN TO**  
 7' 2" (max) (2.18m) 2' 9" (min) x 15' 1" (min) (0.84m x 4.60m) 27' 9" (max) (8.46m) (approx) Door to rear, window to rear. Cupboard with space for washing machine and window to side (6' 7" x 4' 6" (2.01m x 1.37m))
- W/C**  
 2' 9" x 6' 6" (0.84m x 1.98m) (approx) Low level W/C, wash hand basin, radiator and window to side.
- GARAGE**  
 7' 3" x 16' 2" (2.21m x 4.93m) (approx)
- WORKSHOP**  
 17' 1" (min) (5.21m) 21' 4" (max) x 6' 1" (min) (6.50m x 1.85m) 10' 0" (max) (3.05m) (approx) Door to rear, windows to rear and sides.
- OUTSIDE**  
 Outbuilding and several sheds.
- 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		60
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

