



15 ROWLEDGE COURT, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6BA
£230,000



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ABOUT THE PROPERTY

Three Spacious Bedrooms: Each bedroom provides ample space, ensuring comfort and privacy for all family members. Ideal for a growing family or professionals seeking additional space.

Open Plan Living Area: The expansive open plan living area is perfect for entertaining and family gatherings, creating a seamless flow between the living, dining, and kitchen spaces.

Balcony Area: Step out onto the private balcony, an ideal spot for morning coffee or unwinding in the evening while enjoying the views.

Separate Utility Room: Practicality meets convenience with a dedicated utility room, keeping the main living area clutter-free and organized.

Three Floors of Versatility: Spread across three levels, this home offers flexibility and ample living space, accommodating various lifestyle needs and preferences.

This beautiful home on Rowledge Court is a rare find, combining space, style, and functionality in a prime Peterborough location.

Whether you're looking for a family home or a stylish abode to entertain guests, this property ticks all the boxes.

Don't miss the opportunity to make this house your new home.



EPC Rating: C (79)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	79	
(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	

ENTRANCE HALL

1.82m (MAX) x 3.60m (MAX) (6' 0" x 11' 10")

UTILITY ROOM

1.82m x 1.80m (6' 0" x 5' 11")

OPEN PLAN LIVING SPACE

3.70m x 5.53m (12' 2" x 18' 2")

FIRST FLOOR LANDING

1.82m (MAX) x 3.67m (MAX) (6' 0" x 12' 0")

BATHROOM

1.81m x 1.78m (5' 11" x 5' 10")

BEDROOM 2

3.74m (MAX) x 3.13m (MAX) (12' 3" x 10' 3") 3.74m x 3.13m (12' 3" x 10' 3")

BEDROOM 3

3.74m x 2.31m (12' 3" x 7' 7")

SECOND FLOOR LANDING

1.82m (MAX) x 2.11 (MAX)m (6' 0" x 6' 11")

MASTER BEDROOM

3.76m x 3.44m (12' 4" x 11' 3")

ENSUITE

1.88m x 1.98m (6' 2" x 6' 6")

BALCONY

1.77m x 1.82m (5' 10" x 6' 0")