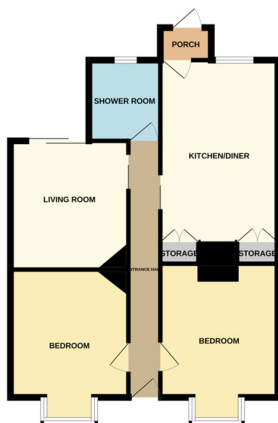




**47 Jubilee Street, Peterborough, Cambridgeshire PE2 9PH**

**£245,000**



\*\*\* GENEROUS REAR GARDEN \*\*\* " Full of charm and benefiting from a generous rear garden, this 2 bedroom bungalow is unique and close to the city centre. Featuring 2 double bedrooms with bay windows, a kitchen/diner, living room, shower room and rear garden. Viewings highly recommended to appreciate this central and well kept gem. Council Tax Band - B / EPC Energy Rating - E"



## ENTRANCE

21' 9" x 2' 9" (6.63m x 0.84m) (approx) Door to front and radiator.

## LIVING ROOM

11' 5" x 10' 2" (3.48m x 3.10m) (approx) Sliding door to rear and radiator.

## KITCHEN / DINER

10' 4" x 16' 4" (min) (3.15m x 4.98m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for cooker, space for washing machine, stainless steel sink with mixer tap, space for freestanding fridge / freezer, radiator and wall mounted boiler enclosed in a cupboard. Door to rear and window to rear.

## BEDROOM ONE

11' 6" (min) (3.51m) 12' 6" (into bay) x 10' 4" (3.81m x 3.15m) (approx) Bay window to front and radiator.

## BEDROOM TWO

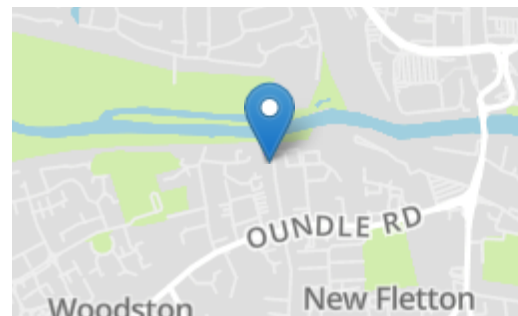
11' 6" (min) (3.51m) 13' 9" (into bay) x 10' 4" (4.19m x 3.15m) (approx) Bay window to front and radiator.

## SHOWER ROOM

5' 7" x 6' 1" (1.70m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear and heated towel rail.

## 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+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		50
(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		

