



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**4 Orchard Mews, Peterborough PE2 9AR**

**£150,000**



\*\*\* IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY \*\*\* " Located in a cul de sac and close to the city centre, this 2 bedroom mid terrace home is a fantastic 1st time buy or investment. Featuring a porch, lounge, kitchen/diner, 2 bedrooms, bathroom and garden. EPC Energy Rating - D/Council Tax Band - A".



### ENTRANCE

3' 5" x 3' 2" (1.04m x 0.97m) (approx) Door to side.

### LOUNGE

12' 3" x 11' 6" (3.73m x 3.51m) (approx) Window to front and stairs to first floor.

### KITCHEN

10' 6" x 6' 8" (3.20m x 2.03m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, understairs cupboard. Window to rear and door to rear.

### FIRST FLOOR LANDING

#### BEDROOM 1

12' 6" (max) x 11' 9" (3.81m x 3.58m) (approx) Window to front.

#### BEDROOM 2

7' 1" x 6' 7" (2.16m x 2.01m) (approx) Window to rear and radiator.

### BATHROOM

10' 2" x 4' 6" (3.10m x 1.37m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath, cupboard and radiator. Window to rear.

### OUTSIDE

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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		

