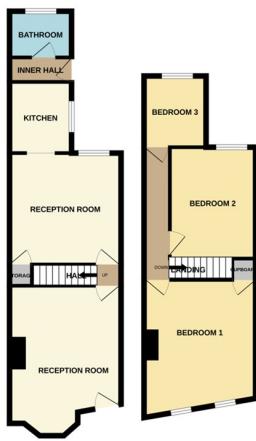




Wellington Street, Peterborough PE1 5DU

£170,000



\*\*\* CITY CENTRE LOCATION \*\*\* " Benefiting from no onward chain, this 3 bedroom terrace home is a fantastic investment opportunity or first time buy. Next door is also for sale, please contact us for more information. The home features an entrance hall, 2 reception rooms, kitchen, inner hall, bathroom and 3 bedrooms. It is conveniently located in the city centre. EPC Energy Rating - D/Council Tax Band - B".

**RECEPTION ROOM 1**

3.8m(min) 5m (into bay) (12' 6" x 16' 5") x 3.6m (max) (11' 10") (approx) Door to front, bay window to front and radiator.

**INNER HALL**

Stairs to first floor.

**RECEPTION ROOM 2**

3.6m x 3.6m (not into cupboard)(11' 10" x 11' 10") (approx)

Window to rear, understairs cupboard, radiator and open into:-

**KITCHEN**

2.3m x 2m (7' 7" x 6' 7") (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer taps over, wall mounted boiler, space for a cooker. Window to rear.

**INNER HALL**

0.8m x 2.2m (2' 7" x 7' 3") (approx) Door to side.

**BATHROOM**

2m x 1.5m (6' 7" x 4' 11") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over. Window to rear.

**FIRST FLOOR**
**BEDROOM 1**

4.6m (15' 1") x 3.5m(min) 4.6m((max) (11' 6" x 15' 1") (approx) Two windows to front and cupboard.

**BEDROOM 2**

Window to rear and radiator.

**BEDROOM 3**

2m x 2.4m (6' 7" x 7' 10") (approx) Window to rear and radiator.

**OUTSIDE**

The rear of the property has fencing and is mainly laid to lawn.

**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.

