



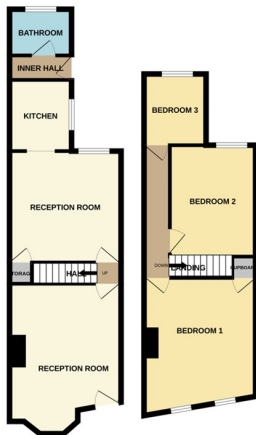
Rosedale
PROPERTY AGENTS

'Making your move easier'



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

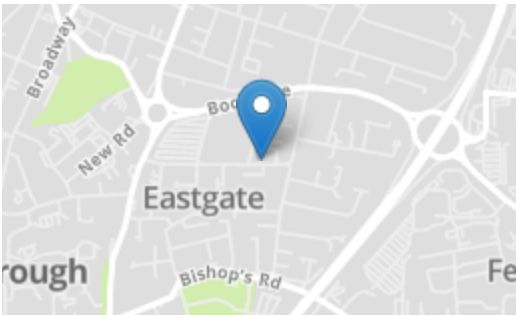
2m x 2.4m (6' 7" x 7' 10") (approx) Window to rear and radiator.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	85
(81-91)	B	
(69-80)	C	63
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

