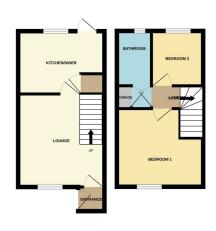




4 Orchard Mews, Peterborough PE2 9AR

£160,000





\*\*\* 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. Parking.

# **LOUNGE**

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 ro 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**

# **AGENT NOTES**

12' 3" x 11' 6" (3.73m x 3.51m) (approx) Window to 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.

