



Rosedale
PROPERTY AGENTS

'Making your move easier'



Silver Street, Peterborough PE2 9BU

£185,000



*** NO ONWARD CHAIN *** " With 3 separate bedrooms, this mid terrace home is a fantastic first time buy or investment opportunity. With an open plan living and dining area, the home offers a great space for entertaining or for a fantastic family space. The rest of the home comprises of a kitchen, inner hall, downstairs shower room, 3 bedrooms and garden. Council Tax Band - A / EPC Energy Rating - C "

rosedaleproperties.co.uk

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LIVING AREA

12' 5" (max) x 15' 5" (min)(3.78m x 4.70m) 17' 6" (into bay) (5.33m) (approx) Door to front. bay window to front, stairs to first floor and open into:-

DINING AREA

11' 2" x 12' 6" (3.40m x 3.81m) (approx) Window to rear and radiator.

KITCHEN

6' 9" x 11' 3" (2.06m x 3.43m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, hob, plumbing for a washing machine and radiator. Door to side and window to side.

INNER HALL

2' 2" x 6' 9" (0.66m x 2.06m) (approx) Cupboard and space for a freestanding fridge/ freezer.

SHOWER ROOM

5' 9" x 7' 7" (1.75m x 2.31m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower, heated towel rail and cupboard with boiler enclosed. Window to side.

FIRST FLOOR LANDING

Loft access and radiator.

BEDROOM 1

10' 9" x 11' 8"(min) (3.28m x 3.56m) 12' 6"(max)(3.81m) (approx) Window to front, cupboard and radiator.

BEDROOM 2

9' 5" x 12' 0" (2.87m x 3.66m) (approx) Window to rear and radiator.

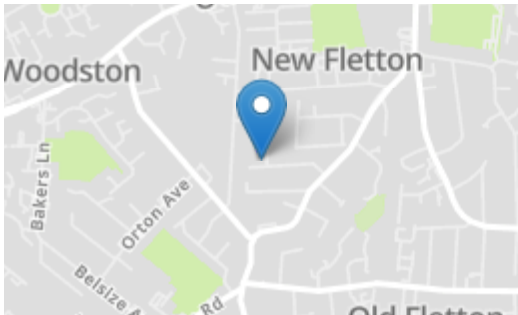
BEDROOM 3

6' 6" x 11' 3" (1.98m x 3.43m) (approx) Window to rear and radiator.

OUTSIDE

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

