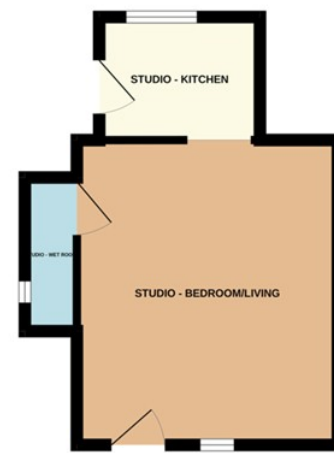




**Morris Street, Peterborough PE1 5DX**

**£280,000**



\*\*\* DETACHED HOME AND A 1 BEDROOM STUDIO! \*\*\* " Guide price £280,000 - £290,000. The perfect buy to let or family complex awaits! With a 3 bedroom detached home and an additional 1 bedroom studio, this property has masses of opportunity. Both studio and house have been recently renovated and are in brilliant condition. The detached home features an entrance hall, kitchen, lounge/diner, WC, 3 bedrooms, bathroom and garden. The studio features a kitchen, wet room and bedroom/living space. Viewing essential. Council Tax Band - B / Studio EPC Energy Rating - C House EPC Energy Rating - C".



HOUSE

ENTRANCE

9' 6" x 8' 8" (max) (2.90m x 2.64m) (approx) Door to front, window to side, cupboard and stairs to first floor.

W/C

6' 1" x 3' 9" (to cupboard) (1.85m x 1.14m) (approx) Window to front, low level W/C, wash hand basin, heated towel rail and understairs cupboard.

KITCHEN

9' 0" x 10' 6" (2.74m x 3.20m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, 4 ring gas hob, integrated oven, wall mounted boiler, radiator, space for freestanding fridge / freezer and space for undercounter washing machine. Window to rear and door to side. Arch into:

LOUNGE / DINER

7' 9" (min) (2.36m) 10' 5" (max) x 20' 2" (3.17m x 6.15m) (approx) French doors to rear and two radiators.

FIRST FLOOR

7' 5" (min) (2.26m) 10' 0" (max) x 7' 9" (3.05m x 2.36m) (approx) Window to front.

SHOWER ROOM

7' 3" (max) (2.21m) 4' 1" (min) x 7' 1" (min) (1.24m x 2.16m) 9' 7" (max) (2.92m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to front, heated towel rail and overstairs cupboard.

BEDROOM ONE

9' 2" (to wardrobe) (2.79m) 11' 5" (max) x 10' 7" (3.48m x 3.23m) (approx) Window to rear, radiator, loft access and built in wardrobe.

BEDROOM TWO

9' 0" (max) (2.74m) 7' 2" (min) x 10' 5" (2.18m x 3.17m) (approx) Window to rear, radiator and built in wardrobe.

BEDROOM THREE

5' 6" x 9' 8" (1.68m x 2.95m) (approx) Window to side, radiator and built in wardrobe.

STUDIO

KITCHEN

5' 9" x 7' 9" (1.75m x 2.36m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated hob and oven, sink unit with mixer tap and space for freestanding fridge / freezer. Door to side and window to rear.

BEDROOM / LIVING ROOM

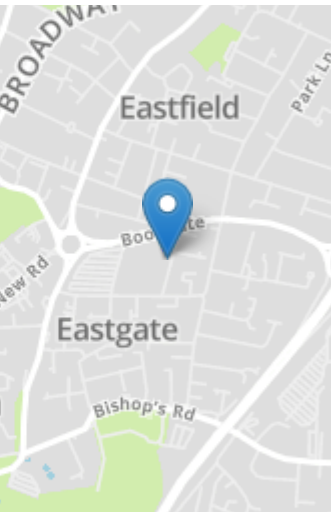
12' 4" x 14' 0" (3.76m x 4.27m) (approx) Door to front and window to front.

SHOWER ROOM

2' 3" x 8' 0" (0.69m x 2.44m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and walk in shower. Window to side.

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+) <b>A</b>	<b>71</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>71</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 