



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 end of 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 -E/ Council Tax Band - A".

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ENTRANCE

Door to side and stairs to first floor.

DINING ROOM

3.6m x 3.6m (11' 10" x 11' 10") (approx) Window to side, Understairs cupboard and radiator. Open into:-

KITCHEN

2.5m x 2.2m (8' 2" x 7' 3") (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, space for a cooker. Window to side and door to side.

INNER HALL

0.5m x 2.2m (1' 8" x 7' 3") (approx) wall mounted boiler and plumbing for a washing machine.

BATHROOM

2m x 2.2m (6' 7" x 7' 3") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to rear.

LIVING ROOM

3.7m (min) x 4.7m (max) (12' 2" x 15' 5") 3.6m (11' 10") (approx) Window to front, window to side and radiator.

FIRST FLOOR LANDING

BEDROOM 1

3.6m (max) x 4.2m (max) (11' 10" x 13' 9") (approx) Window to front, window to side and two radiators.

BEDROOM 2

2.6m x 3.6m (8' 6" x 11' 10") (approx) Window to rear, window to side and radiator.

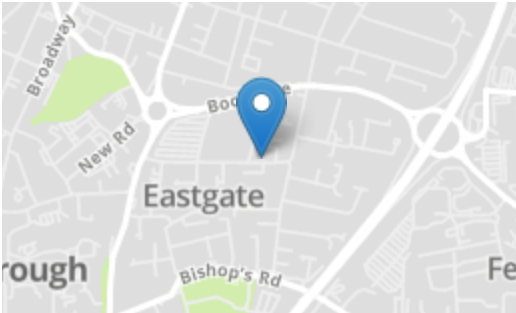
BEDROOM 3

2.2m x 2.5m (7' 3" x 8' 2") (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		
Very energy efficient - lower running costs	Current	Potential
(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

