



36 Jubilee Street, Peterborough PE2 9PH

£250,000



*** FANTASTIC POTENTIAL THROUGHOUT ***" With an extensive rear garden, this 3 bedroom detached home benefits from no onward chain. The home features an entrance hall, 2 reception rooms, cloakroom, kitchen, wet room, large sun room lean to style and 3 bedrooms with an en-suite to bedroom 1. EPC Energy Rating - D/Council Tax Band - C".



ENTRANCE

Door to front and stairs to first floor.

RECEPTION 1

14' 0" x 12' 0" (4.27m x 3.66m) (to pantry) (approx) UPVC double glazed window to front and rear, radiator and pantry cupboard.

KITCHEN

11' 0" x 10' 0" (3.35m x 3.05m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, plumbing for a washing machine, space for a cooker and space for a fridge. UPVC double glazed window to side, door to side. Door to wet room.

WET ROOM

10' 0" x 4' 9" (3.05m x 1.45m) (approx) Fitted with a four piece suite comprising low level W/C, bidet, shower, wash basin and radiator. Two UPVC double glazed windows to rear.

RECEPTION 2

14' 0" (max) x 10'4" (min) (4.27m x 3.15m) 12' 0" (max) (3.66m) (approx) UPVC double glazed window to front, door to lean to and cloakroom.

CLOAKROOM

6' 4" x 3' 2" (1.93m x 0.97m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

LEAN TO

16' 8" x 9' 0" (5.08m x 2.74m) (approx) Two windows one to side and one to rear, door to sun room.

SUN ROOM

26' 0" (max) x 24' 4" (max) (7.92m x 7.42m) (approx) (L -Shape) Fitted with a base unit and work surface over, sink with mixer tap, windows to side and rear, doors to side and rear.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

11' 0" x 10' 0" (3.35m x 3.05m) (approx) Window to side and radiator.

ENSUITE

10' 4" x 4' 9" (3.15m x 1.45m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, boiler enclosed in cupboard and radiator. Window to rear, window to side.

BEDROOM 2

14' 0" x 12' 0" (4.27m x 3.66m) (approx) Two UPVC double glazed windows to front and rear, radiator and cupboard.

BEDROOM 3

14' 0" x 12' 1" (4.27m x 3.68m) (approx) Two UPVC double glazed windows to front and rear, radiator and cupboard.

OUTSIDE

The front of the property is enclosed by a brick wall with a gate. The rear of the property has fantastic potential.

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		
		83
	56	