

36 Jubilee Street

PE2 9PH

Offers in excess of £250,000



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**** No upward chain **** Located in Woodston, Peterborough, we are pleased to offer this three bedroom, detached property. Benefitting from a large rear garden, off road parking & situated close to Peterborough city centre, local amenities & schools. This property would make an ideal family home or a great investment opportunity.

Entering the property, off the entrance hall you'll find two reception rooms. The living room, facing front of the home is of good size & filled with light. The second reception room, also front facing equally shares a light airy space, beyond this room you'll find a downstairs WC & lean-to space connecting to the conservatory/utility. Passing the living room you'll enter the kitchen which gives access to a downstairs bathroom; wet room. Door from the kitchen leads you into a conservatory/utility area which guides you onto the generously sized enclosed garden. Upstairs, all off the landing, you'll find three double bedrooms. The family bathroom is at the rear of the property, which you can access too from the third bedroom.

To the front of the property you have paved off road parking & gate access to the rear of the property. To the rear, you'll find a generous sized low maintenance garden, paved & partially laid to lawn.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Living Room:
13'11" x 11'11" (4.25m x 3.65m)

Reception Room:
13'11" (max) - 12'0" (max) (4.25m (max) - 3.67m (max))

WC:

Lean-To:



Kitchen:
10'11" x 10'0" (3.34m x 3.05m)

Wet Room:

Conservatory/Utility:
26'0" (max) x 9'0" (max) (7.94m (max) x 2.76m (max))

Landing:

Bedroom One:
14'0" x 12'0" (4.28m x 3.67m)

Bedroom Two:
14'0" x 12'1" (4.28m x 3.69m)

Bedroom Three:
10'11" x 10'1" (3.35m x 3.08m)

Family Bathroom:



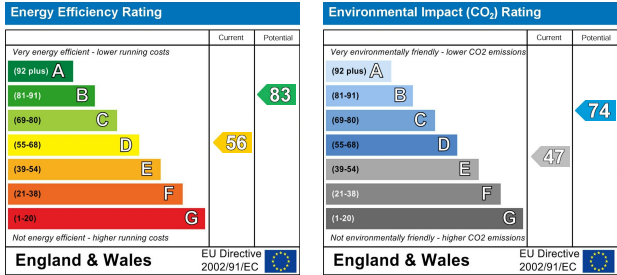
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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