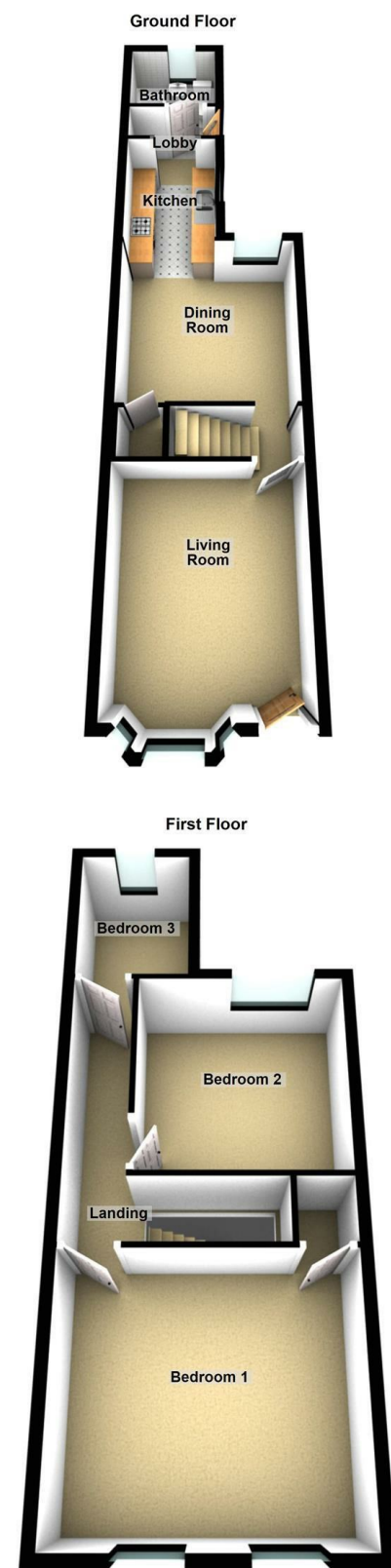




	LIVING ROOM
	INNER HALL
	DINING ROOM
	KITCHEN
	REAR LOBBY
	BATHROOM
	FIRST FLOOR LANDING
	BEDROOM 1
	BEDROOM 2
	BEDROOM 3



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PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

Wellington Street
Peterborough, PE1 5DU
£170,000



Wellington Street
Peterborough
PE1 5DU

Available with no forward chain, this mid-terrace home is ideally located near Peterborough city centre. It offers two spacious reception rooms, a fitted kitchen, three bedrooms, and a private enclosed garden.

• NO FORWARD CHAIN

• WALKING DISTANCE TO PETERBOROUGH CITY CENTRE

• THREE SEPARATE BEDROOMS

• TWO RECEPTION ROOMS

• UPVC DOUBLE GLAZED

• GOOD SIZED ROOMS

• GAS CENTRAL HEATING

• IDEAL FOR INVESTMENT.

Viewings: By appointment

£170,000

LIVING ROOM

15'11" x 11'7"

UPVC double glazed front door and bay window to front, laminate flooring, radiator.

DINING ROOM

11'6" x 11'6"

UPVC double glazed window to rear, laminate flooring, radiator, under stairs storage cupboard.

KITCHEN

8'3" x 6'4"

UPVC double glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, space for appliances. Access to rear lobby between the kitchen and bathroom with a single door leading to the garden.

BATHROOM

4'9" x 6'4"

Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin and bath.

FIRST FLOOR LANDING

Laminate flooring, access to:

BEDROOM 1

13'2" x 14'9"

UPVC double glazed window to front, laminate flooring, radiator, store cupboard.

BEDROOM 2

11'7" x 11'5"

UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

7'9" x 6'6"

UPVC double glazed window to rear, laminate flooring, radiator.

OUTSIDE

Enclosed rear garden, mainly laid to lawn.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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