



4 Alder Close

PE2 9FL

Offers in the region of £220,000



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PE2 9FL

A Modern mid-terraced house located in a sort after residential area.

This property comprises of;

Entrance hall, lounge, kitchen/diner, downstairs cloakroom, Upstairs, three Bedrooms, en-suite to master bedroom and family bathroom.

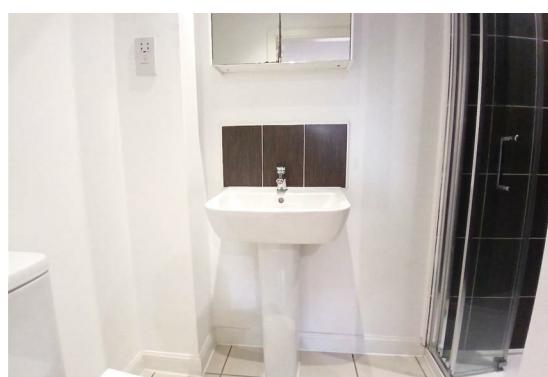
Outside- Rear enclosed garden. Mainly laid to grass/patio.

This property is close to local amenities and major transport links.

Offered with vacant possession and no forward chain.

Tenure: Freehold

Council Tax Band: B





Entrance Hall

Lounge

16'2" max x 11'10" max (4.94m max x 3.62m max)

Kitchen/Diner

14'11" x 10'4" (4.57m x 3.17m )

Downstairs Cloakroom

Landing

Bedroom One

11'6" x 8'5" (3.52m x 2.59m)

En-Suite

8'4" max x 4'6" max (2.56m max x 1.39m max)

Bedroom Two

10'2" x 8'5" (3.10m x 2.59m)

Bedroom Three

8'10" x 5'1" (2.71m x 1.57m)

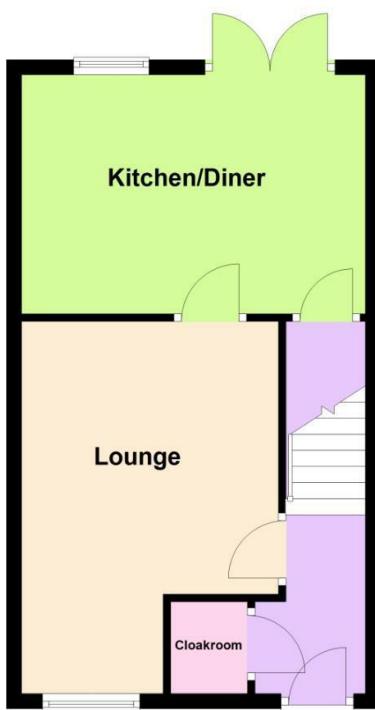
Bathroom

6'2" x 5'5" (1.88m x 1.67m)



## Floor Plan

### Ground Floor

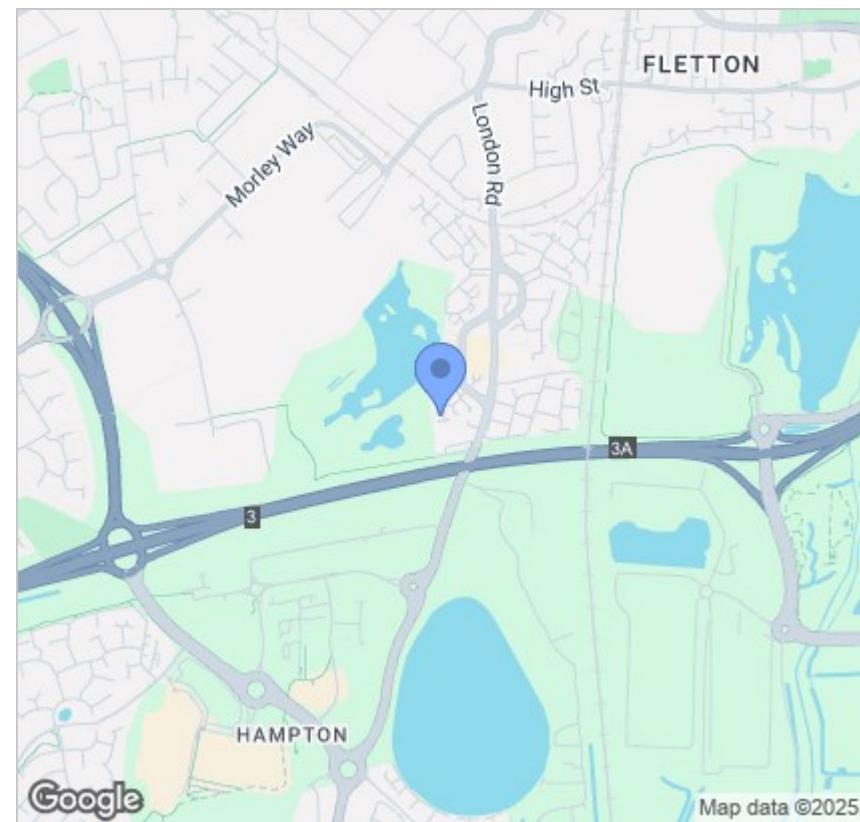


### First Floor



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC			
England & Wales			

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

## Viewing

Please contact our Orton Office on 01733 852257  
if you wish to arrange a viewing appointment for this property or require further information.

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