



Guide price £170,000
Fellows Road, FLETTON, Peterborough PE2



 3
Bedrooms

 1
Bathroom

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

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3 Bedroon home being SOLD WITH NO CHAIN

This much loved home has 2 Reception Room, Kitchen and Wet Room on the ground floor and 3 bedrooms on the second floor (The 3rd Bedroom is off the 2nd)

Outside the home is on the corner so has the bonus of having a GARAGE. There is also a courtyard garden thats enclosed.

The home is in close proximity to the city centre - Viewing advised

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Lounge 4.40m x 3.90m (14' 5" x 12' 10")

With BAY UPVC window to the rear and radiator

Lobby

Stairs to the first floor

Dining Room 3.90m x 3.10m (12' 10" x 10' 2")

With UPVC window to the rear and

Kitchen 3.50m x 2.20m (11' 6" x 7' 3")

Fitted base and wall units with worktops and sink. SSpace for appliances including oven and part tiled walls. UPVC window to the side

Wet Room

Fitted with WC and wash hand basin. Walk in shower and tiled walls. UPVC window to the side

First Floor

Doors to bedrooms 1 and 2

Bedroom 1 4.40m x 3.90m (14' 5" x 12' 10")

With UPVC window to the front and radiator, Storage

Bedroom 2 3.70m x 3.50m (12' 2" x 11' 6")

With UPVC window to the rear and radiator, Door to

Bedroom 3 2.10m x 1.90m (6' 11" x 6' 3")

With UPVC window to the rear and radiator

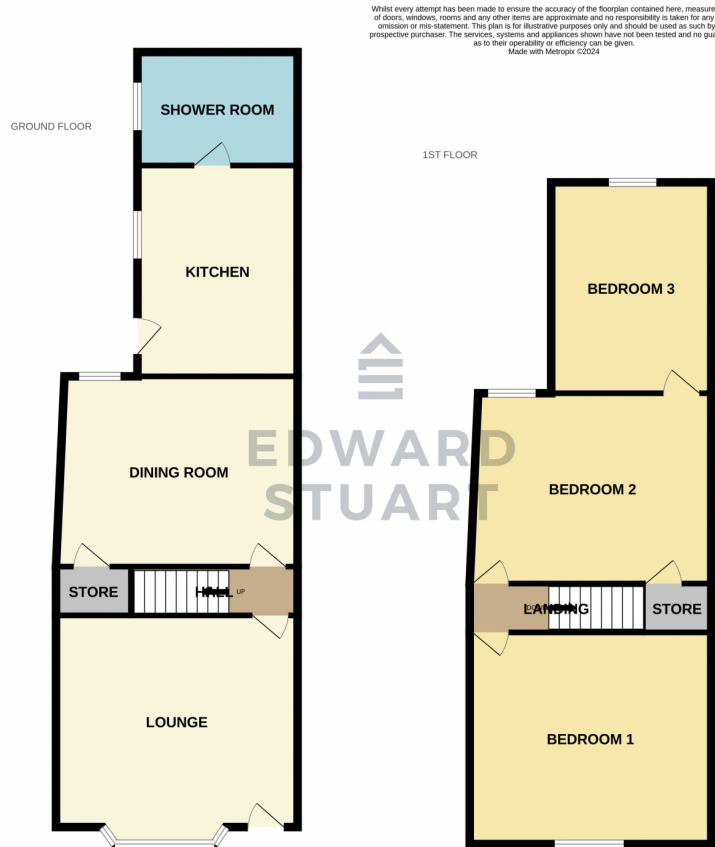
Outside

There is a courtyard garden at the rear thats enclosed and has side access to the GARAGE. There is also a front garden



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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