



1 Fellowes Road

Fletton PE2 8EA

Offers in the region of £260,000



3



1



2



# 1 Fellowes Road

Fletton PE2 8EA

Brilliantly present semi detached family home on Fellowes Road, a popular road in Fletton. This property comprises of;

Ground Floor- entrance hall, lounge with bay window to the front, open to the dining room, re-fitted kitchen breakfast room with bay window to the side, and cupboard under the stairs, utility area and re-fitted cloakroom.

First Floor- landing, three separate bedrooms and a re-fitted family bathroom.

Outside- enclosed frontage with established bushes, side access. To the rear of the property is an enclosed garden mainly laid to lawn and patio.

This property has to be viewed to be appreciated, it is within easy reach of all Fletton has to offer, transport links and Peterborough City Centre.

Tenure: Freehold  
Council Tax Band: B





Ground Floor

Entrance Hall

Lounge

11'8" x 10'8" (3.58m x 3.26m)

Dining Room

12'5" x 10'9" (3.81m x 3.29m)

Kitchen/Breakfast Room

18'3" x 7'10" (5.57m x 2.41m)

Utility Area

Cloakroom

First Floor

Landing

Bedroom One

14'1" x 11'8" (4.30m x 3.57m)

Bedroom Two

12'5" x 8'0" (3.80m x 2.46m)

Bedroom Three

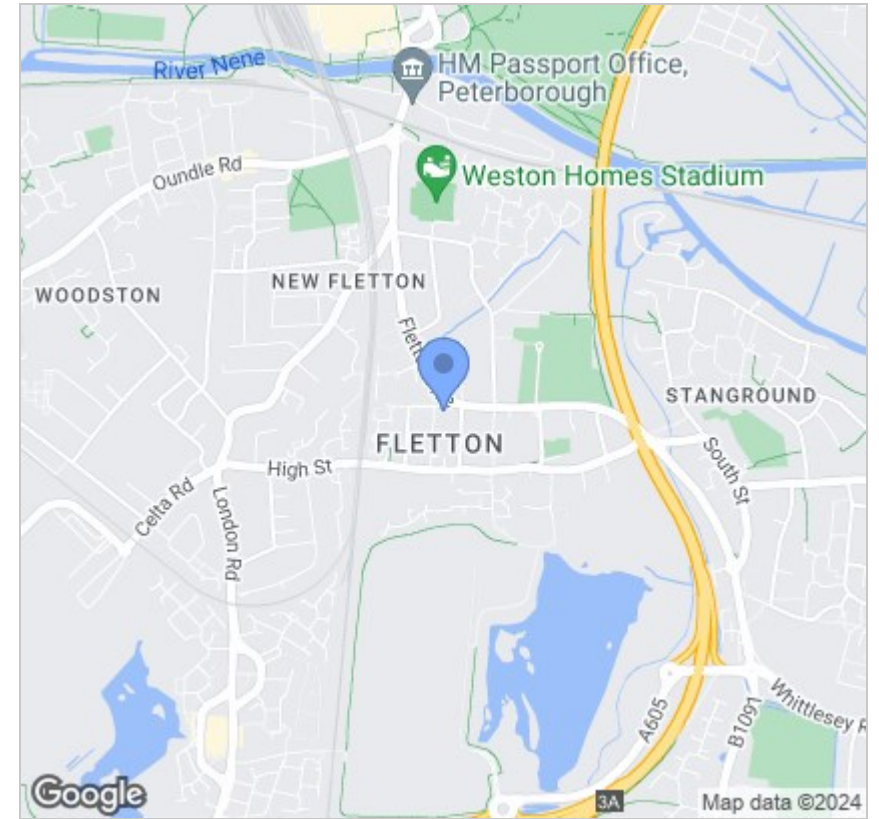
8'4" x 7'11" (2.55m x 2.43m)

Family Bathroom

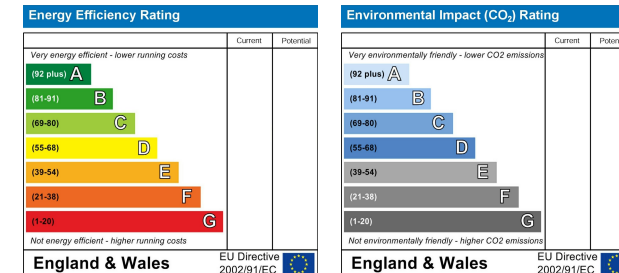
## Floor Plan



## 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.

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