



Fellowes Road, Fletton, Peterborough, PE2 8EA

 **NEWTON FALLOWELL**



Key Features

- THREE BEDROOMS
- NO FORWARD CHAIN
- TWO RECEPTION ROOMS
- SOUTH FACING GARDEN
- Ideal first time buyer home
- Perfect investment opportunity
- Close to local amenities and schools
- EPC Rating D
- Freehold

Guide price £180,000 - £200,000





We are pleased to offer with NO ONWARD CHAIN this well presented three Bedroom home in the popular Fletton location. This end of terraced home offers a lounge, dining Room, galley Kitchen and fully tiled three-piece family bathroom with shower over the bath. To the first floor, there are two double bedrooms and a third single bedroom accessible from the second bedroom. To the rear of the property there is a south-facing garden with patio and lawn areas, as well as a wooden shed. To the front of the property there is also a gated courtyard area and on road parking.

Lounge 13'6" x 11'6" (4.1m x 3.5m)

Dining Room 13'6" x 12'0" (4.1m x 3.7m)

Kitchen 6'6" x 11'6" (2m x 3.5m)

Bathroom 5'0" x 7'6" (1.5m x 2.3m)

Landing

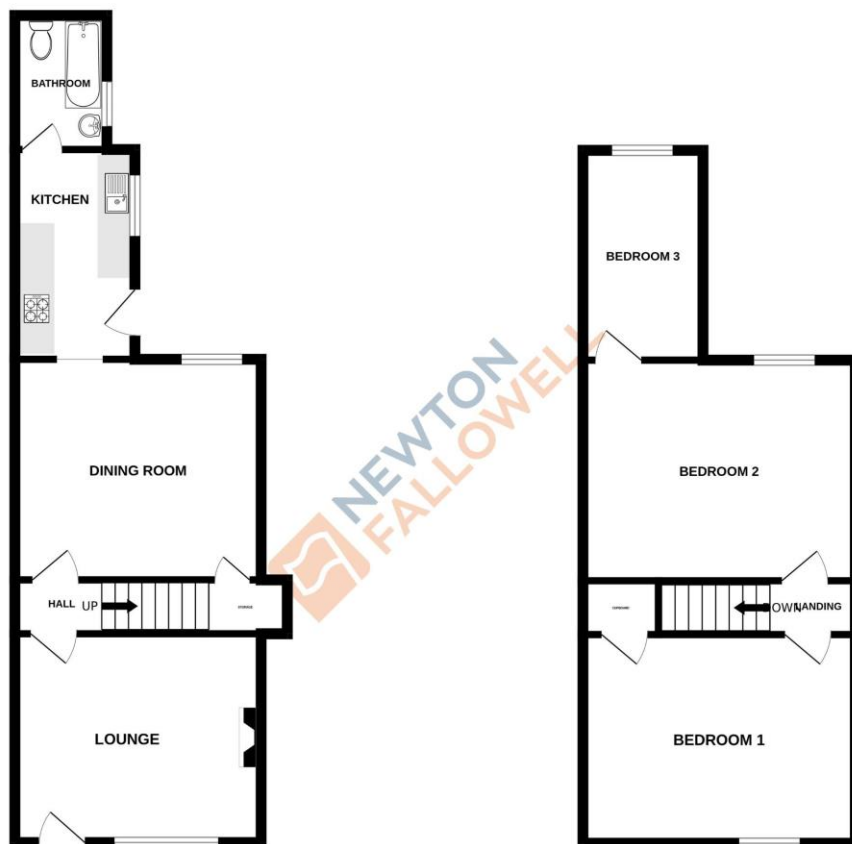
Bedroom One 15'0" x 11'6" (4.6m x 3.5m)

Bedroom Two 15'0" x 12'0" (4.6m x 3.7m)

Bedroom Three 6'6" x 11'6" (2m x 3.5m)

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 02023

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01733 511225

peterborough@newtonfallowell.co.uk
11 Skaters Way, Peterborough, PE4 6NB

 **NEWTON FALLOWELL**