



Connells

Fellows Road
Peterborough



Property Description

Conveniently located within a short distance to the city centre in the popular area of Fletton. This ground floor flat comprises of an entrance hallway, two double bedrooms, family bathroom, open plan lounge/diner and kitchen. Benefitting from allocated parking and a communal garden area.

VACANT POSSESSION FROM MAY 2024 OR CAN BE SOLD WITH TENANTS IN SITU TO ANY POTENTIAL LANDLORDS.

Benefiting from allocated parking and integrated appliances this ground floor flat is perfect for first time buyers, investors, or downsizers - MUST VIEW! (Can be sold with tenants in situ or vacant possession from May 2024).

Entrance Hall

Laminate flooring, two storage cupboards and wall-mounted electric heater.

Lounge/Diner

17' 9" x 18' 3" MAX (5.41m x 5.56m MAX)
UPVC double glazed window to side, wall-mounted electric heater and laminate flooring.

Kitchen

9' 5" x 5' 5" (2.87m x 1.65m)
The kitchen has fitted wall and base units with worktop and stainless steel sink and integrated, oven, gas hob, extractor hood, dishwasher and fridge/freezer as well as space for a washing machine. The room is finished with a UPVC double glazed window to rear and linoleum flooring.

Bedroom One

9' 5" x 6' 4" (2.87m x 1.93m)
UPVC double glazed window to side and wall-mounted electric heater.

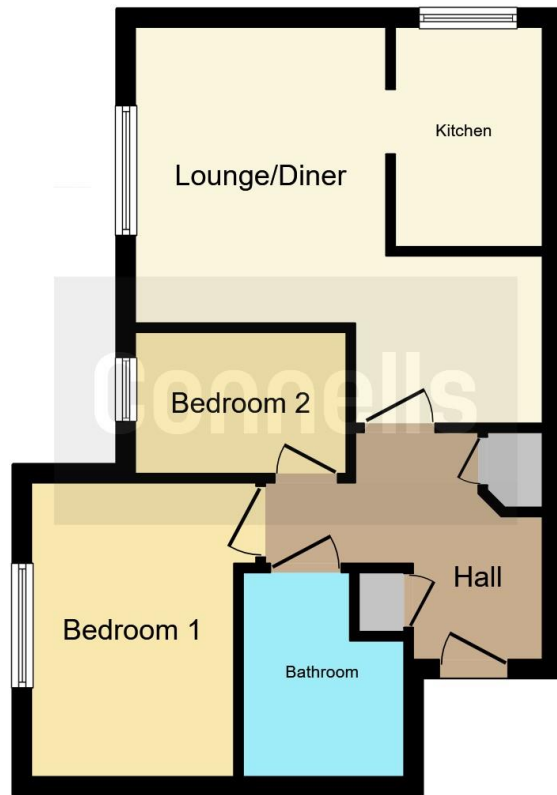
Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)
UPVC double glazed window to side and wall-mounted electric heater.

Bathroom

Linoleum flooring, extractor fan, shaver point, wash-hand basin, W/C, bath with shower over and wall-mounted heater.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/PBO311294](https://www.connells.co.uk/Property/PBO311294)

This is a Leasehold property with details as follows; Term of Lease 100 years from 20 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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