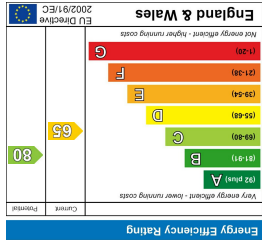
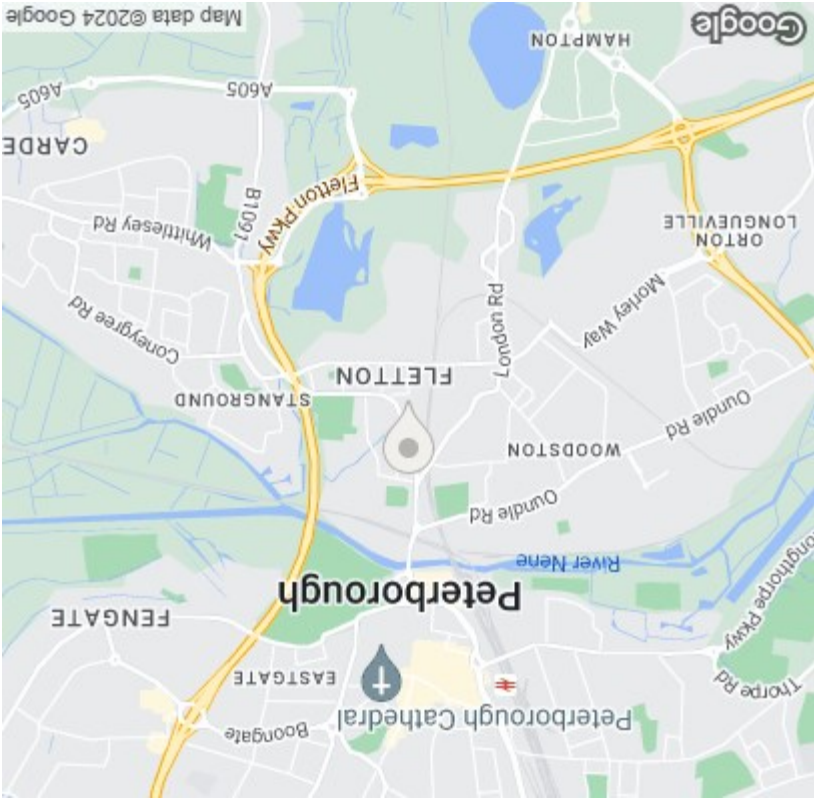


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



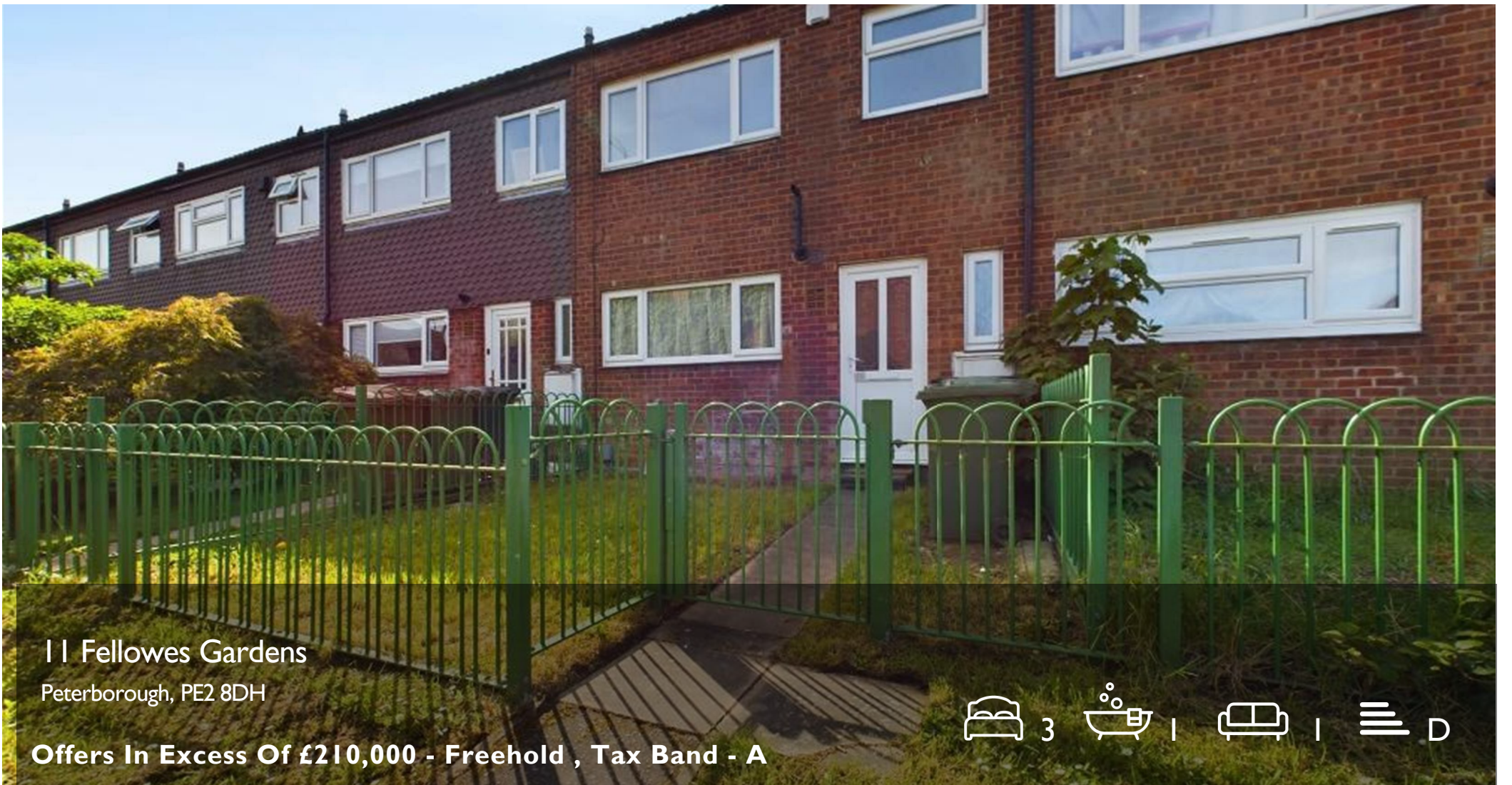
Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



11 Fellowes Gardens  
Peterborough, PE2 8DH

Offers In Excess Of £210,000 - Freehold , Tax Band - A



## 11 Fellowes Gardens

Peterborough, PE2 8DH

City and County are pleased to market this recently renovated three-bedroom terraced property, located in a quiet Cul-de-Sac in Fletton, Peterborough. Offering NO FORWARD CHAIN, walking distance to Peterborough City Centre and local transport links. This property is the ideal first-time purchase or investment.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, newly fitted kitchen/diner that is fitted with a matching range of base and eye level units with space for a washing machine and a dishwasher. There is a fully working integrated fridge/freezer, and an integrated oven with a four-ring electric hob. Good sized lounge with French doors leading to the garden. Upstairs benefits from three bedrooms, two doubles, and one single. The family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. Outside to the rear, there is an enclosed, low maintenance garden that is partially patioed and partially gravelled. Rear access to the single garage and a driveway for one car. To the front of the property, there is an enclosed garden which is mainly laid to lawn.

### Entrance Hall

18'6" x 5'5"

### WC

4'5" x 2'2"

### Kitchen/Diner

18'4" x 9'5"

### Lounge

11'1" x 15'3"



### Storage Cupboard

3'4" x 5'6"

### Landing

13'4" x 5'8"

### Master Bedroom

13'10" x 8'10"

### Bathroom

5'10" x 5'10"

### Storage Cupboard

5'1" x 2'5"

### Bedroom Two

13'4" x 8'11"

### Bedroom Three

9'9" x 6'0"

### Garage

21'7" x 8'1"

### EPC - D

65/80

### Tenure - Freehold

### IMPORTANT LEGAL

### INFORMATION

AWAITING CONFIRMATION

