

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: 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 Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

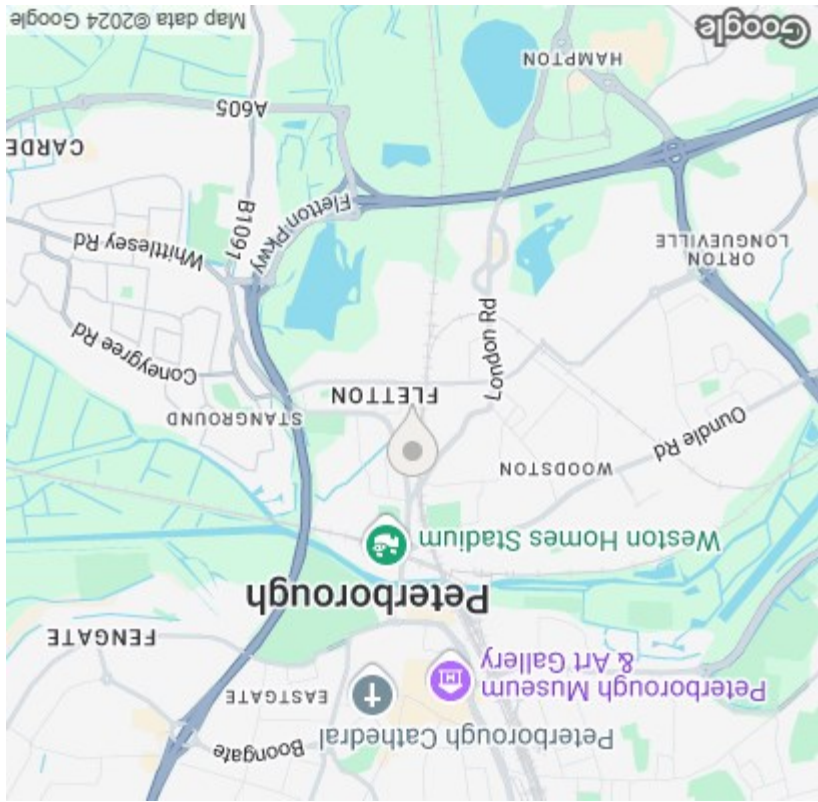
Any energy efficient - lower rating costs
Any energy inefficient - higher rating costs

EU Directive 2002/91/EC

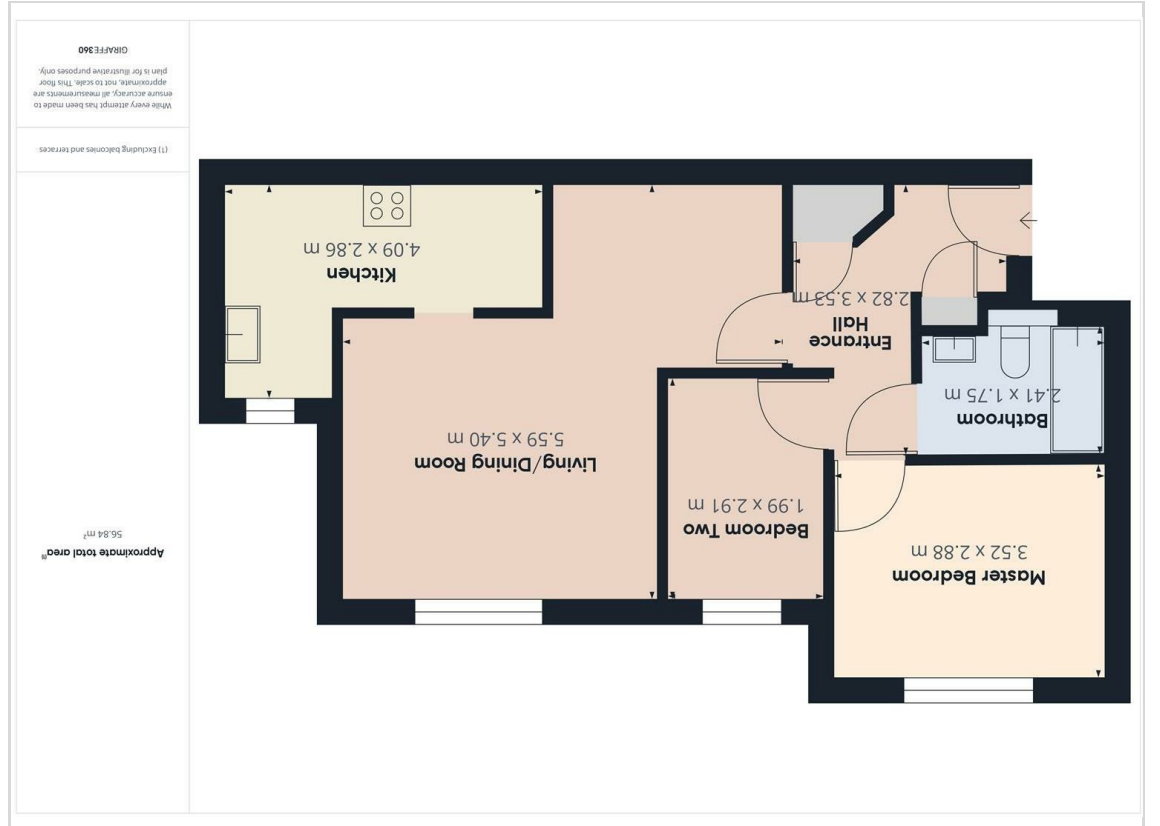
Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



Fellowes Road
Peterborough, PE2 8DS

Guide Price £110,000 - Leasehold, Tax Band - B



Fellowes Road

Peterborough, PE2 8DS

*** Guide Price £110,000 - £120,000

City and County are pleased to market this spacious, two-bedroom, first floor apartment located in a quiet Cul-de-Sac, within walking distance of Peterborough City Centre. Offering NO FORWARD CHAIN, local amenities, transport links and easy access to Peterborough Train Station, this property is the ideal first-time purchase or investment.

Briefly comprising, an entrance hall, a family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Two bedrooms, one double bedroom and one single bedroom. The kitchen is fitted with a range of matching base and eye level units with space for a washing machine and integrated goods such as, a dishwasher, a fridge/freezer, and oven with a four-ring electric hob with an extract over. Good sized lounge diner. To the rear, there is gated access to the allocated parking space. To the front is a large green space and public footpath leading to Peterborough City Centre. Please call today for a viewing!

Entrance Hall

9'3" x 11'6"

Living/Dining Room

18'4" x 17'8"

Kitchen

13'5" x 9'4"

Master Bedroom

11'6" x 9'5"



Bedroom Two

6'6" x 9'6"

Bathroom

7'10" x 5'8"

EPC - C

80/84

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - TBC

Ground Rent: £TBC

Service Charge: £TBC

