

woodcockholmes.co.uk



Woodcock Holmes

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

75 Fellowes Road
Peterborough, PE2 8DS
£850 Per Month



**75 Fellowes Road
Peterborough
PE2 8DS**

- WALKING DISTANCE TO CITY CENTRE
- ELECTRIC HEATING
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING SPACE
- FULLY FITTED KITCHEN
- BATHROOM WITH SHOWER OVER THE BATH
- TWO GOOD SIZE BEDROOMS

Viewings: By appointment
£850 Per Month

Entrance Hall

Laid to carpet

Lounge

12'1" x 11'11"

Generous living space with window to front and access to kitchen

Kitchen

10'1" x 5'4"

Open plan to living room with appliances and worktop space

Bedroom 1

10'11" x 8'11"

Double bedroom fully carpeted overlooking front

Bedroom 2

8'6" x 6'1"

Double bedroom with cupboard storage space

bathroom

8'1" x 5'4"

Bathroom with bathtub shower overhead with toilet and sink

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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