



Fengate, Fengate, Peterborough, PE1 5BH

 **NEWTON FALLOWELL**



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### Key Features

- LET AGREED PRIOR TO MARKETING!
- MORE PROPERTIES REQUIRED!
- AVAILABLE IMMEDIATELY!
- Terraced Family Home
- Three Bedrooms & Family Bathroom
- Spacious Lounge & Kitchen Diner
- Parking to Front Aspect & Generous Garden to Rear
- EPC Rating C

£960 PCM





\*\*\*LET AGREED PRIOR TO MARKETING - MORE PROPERTIES REQUIRED!\*\*\* This terraced family home is AVAILABLE IMMEDIATELY and benefits from THREE BEDROOMS, parking to the front aspect and a generous garden to the rear, ideally situated for access to Peterborough city centre and train station. The accommodation comprises of an entrance hall, lounge and kitchen diner to the ground floor, whilst to the first floor there are three bedrooms and the family bathroom, which hosts a three-piece suite with a shower over the bath. Outside there is parking available to the front aspect, in addition to a generous garden to the rear offering lawn and seating area.

Entrance Hall

Lounge 14'0" x 13'0" (4.3m x 4m)

Kitchen Diner 17'0" x 11'0" (5.2m x 3.4m)

Landing

Bedroom One 11'0" x 11'0" (3.4m x 3.4m)

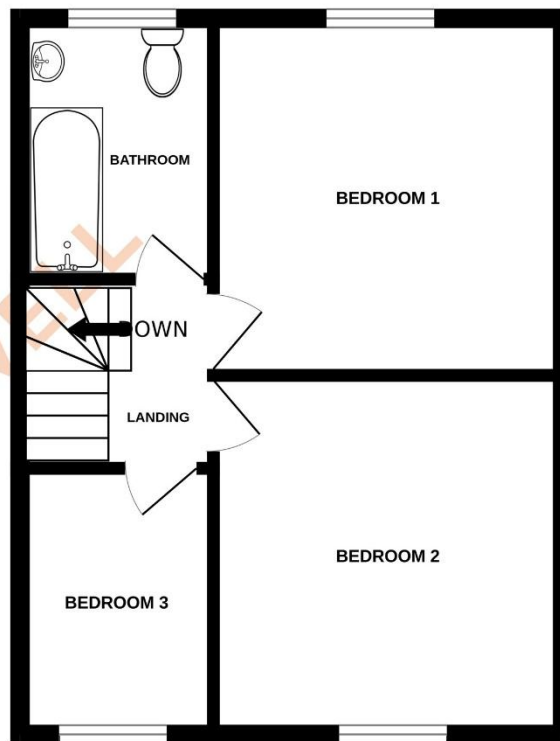
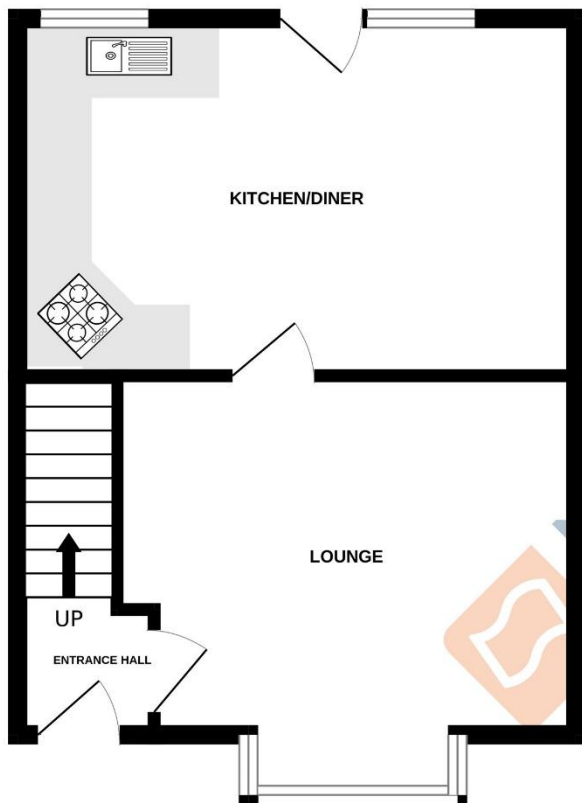
Bedroom Two 11'0" x 11'0" (3.4m x 3.4m)

Bedroom Three 6'0" x 8'0" (1.8m x 2.4m)

Family Bathroom 6'0" x 8'0" (1.8m x 2.4m)

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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