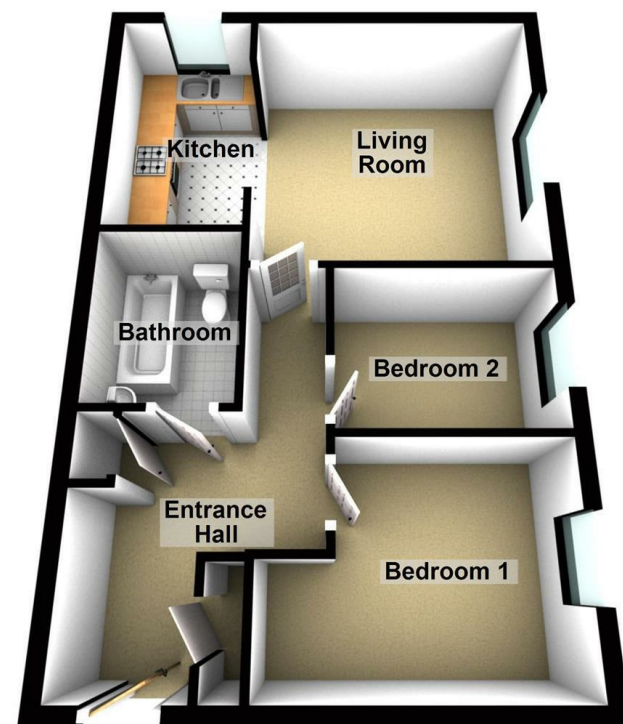


Ground Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN

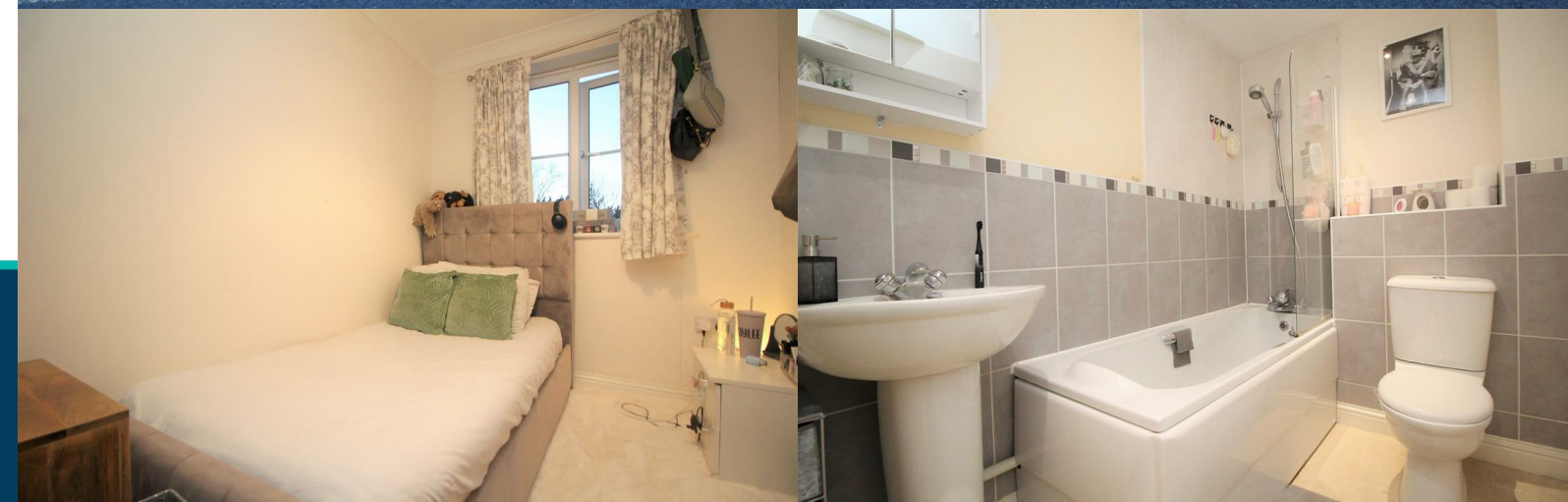
BEDROOM 1

BEDROOM 2

BATHROOM



woodcockholmes.co.uk



Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk

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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.

115 Fellowes Road
Fletton, Peterborough, PE2 8DS
£112,500



115 Fellowes Road
Fletton, Peterborough
PE2 8DS

A modern Ground Floor Apartment available to Buy To Let Investors only. With a sitting tenant, this two-bedroom property is a fantastic investment opportunity close to Peterborough City Centre. Call 01733 303111 to arrange a viewing.

- INVESTMENT BUYERS ONLY
- SITTING TENANT
- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- PARKING
- CALL 01733 303111 FOR A VIEWING

Viewings: By appointment
£112,500

ENTRANCE HALL

The hallway has the intercom system which is linked to the external intercom system, storage heater, storage cupboard and airing cupboard.

LIVING ROOM

11'10" x 11'10"

The lounge/diner has fitted carpet, storage heater, UPVC double glazed window to the side and TV point.

KITCHEN

10'4" x 5'8"

The kitchen that leads off the lounge/diner has vinyl flooring, UPVC double glazed window to the side, wall mounted electric heater, 1½ stainless steel sink and drainer with splash back tiles, built in electric oven and 4 ring hob with stainless steel cooker hood over. There is space for a washing machine and has a built in fridge freezer. It has a matching range of eye and base level units with splash back tiles over the units.

BEDROOM 1

8'8" x 11'4"

UPVC double glazed window to side, storage heater, telephone and TV point

BEDROOM 2

6'5" x 8'7"

UPVC double glazed window to side, storage heater



BATHROOM

7'1" x 5'5"

The family bathroom has vinyl flooring, low level WC, panelled bath with splash back tiling over. There is an extractor fan, shaver point, wash hand basin and wall mounted electric heater.

OUTSIDE

Allocated parking space and intercom entry system to the communal front door.

SURROUNDING AREA

Fletton is a residential area to the south of Peterborough and close to the Peterborough City Centre. Locally, there are a variety of amenities including shops, Doctor's, Primary Schools, Community Centre, etc. with good bus facilities to the City Centre.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC