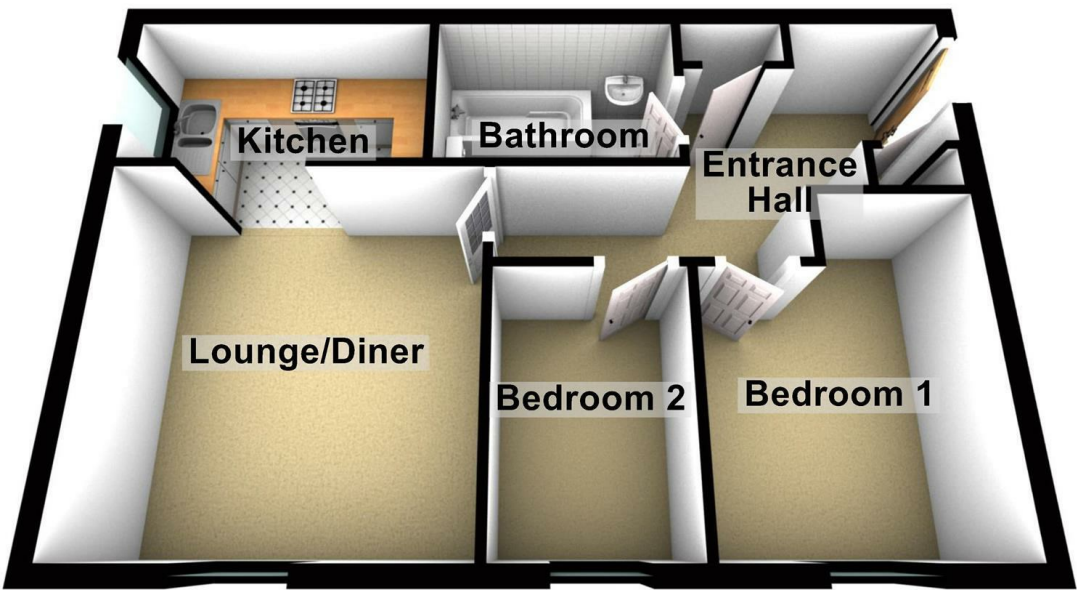


Floor Plan



COMMUNAL AREA

HALLWAY

BEDROOM 1

BEDROOM 2

LOUNGE DINER

KITCHEN

BATHROOM



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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.

26 Fellowes Road
Peterborough, PE2 8EA
£795 Per Month



26 Fellowes Road

Peterborough

PE2 8EA

TWO BEDROOM FIRST FLOOR APARTMENT

CLOSE TO PETERBOROUGH CITY CENTRE.

Ideal for First Time Buyers and for Buy To Let Investors, this property benefits from an entrance hall, two bedrooms, bathroom, lounge/diner and kitchen. The property is available with NO FORWARD CHAIN.

• 1ST FLOOR APARTMENT

• TWO BEDROOMS

• OPEN PLAN LIVING

• ALLOCATED PARKING

• DOUBLE GLAZED

• CLOSE TO CITY CENTRE

• FULLY FITTED KITCHEN

• CLOSE TO LOCAL AMENITIES

Viewings: By appointment

£795 Per Month

HALLWAY

Fitted carpet, x2 storage cupboards, electric heater.

BEDROOM 1

UPVC double glazed window to front, fitted carpet, electric heater.

BEDROOM 2

UPVC double glazed window to front, fitted carpet, electric heater.

LIVING ROOM

UPVC double glazed window to front, fitted carpet, electric heater, TV point.

KITCHEN

Double glazed window to side. Fitted with a matching range of base and eye level units with fitted worktops and splashback tiles behind, fitted electric oven, four ring electric hob, extractor fan. Space for fridge freezer and washing machine.

BATHROOM

Three piece suite with low level WC, pedestal wash hand basin, bath with mixer taps splash back tiles, vinyl flooring, and extractor fan.

OUTSIDE

Allocated parking space in front of the property.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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		

England & Wales

EU Directive 2002/91/EC