

## A 3D perspective rendering of a house floor plan. The layout includes a Kitchen with a sink and stove, a Bathroom with a bathtub and toilet, an Entrance Hall, a large Lounge/Diner area, and two Bedrooms. The rooms are labeled with text overlays. The walls are white, and the floor is a light brown color. The perspective is from an elevated position, looking down into the house.

BATHROOM







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

£750 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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales

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