



Entrance Hall

Lounge/Diner  
3.66m x 3.94m  
(12'0" x 12'11")

Kitchen  
3.12m x 1.63m  
(10'3" x 5'4")

Bedroom 1  
3.42m max x 2.67m  
(11'3" max x 8'9")

Bedroom 2  
2.62m x 1.9m  
(8'7" x 6'3")

Family 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.

**42 Fellowes Road**  
Fletton, Peterborough, PE2 8DS  
£105,000



## 42 Fellowes Road Fletton, Peterborough PE2 8DS

GROUND FLOOR APARTMENT CLOSE TO PETERBOROUGH CITY CENTRE - TWO BEDROOMS - NO FORWARD CHAIN - PARKING - KITCHEN - BATHROOM - LOUNGE / DINER. Ideal for First Time Buyers and Buy To Let Investors.

- GROUND FLOOR
- TWO BEDROOMS
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- CLOSE TO CITY CENTRE
- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING

Viewings: By appointment  
£105,000

### PROPERTY

**COMMUNAL AREA:**  
The communal stairway leads to the apartment's front door that enters into the apartment hallway. The hallway has the intercom system which is linked to the external intercom system, storage heater, storage cupboard and airing cupboard.

**LOUNGE:** 3.66m x 3.94m (12'0" x 12'11")  
The lounge/diner has wooden laminate flooring, storage heater, UPVC double glazed window to the side and TV point.

**KITCHEN:** 3.12m x 1.63m (10'3"x 5'4")  
The kitchen that leads off the lounge/diner has vinyl flooring, UPVC double glazed window to the rear, 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:** 3.42m max x 2.67m (11'3" max x 8'9")  
UPVC double glazed window to side, storage heater, telephone and TV point

**BEDROOM 2:** 2.62m x 1.9m(8'7" x 6'3")  
UPVC double glazed window to side, storage heater

**FAMILY BATHROOM:**  
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:**  
There are communal grounds that are maintained by the management company. There is 1 allocated parking space for 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.

### TENURE

Leasehold - For sale by private treaty.

### 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 for BUY TO LET purposes, please call our Property Management team on 01733 209573. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	82

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC