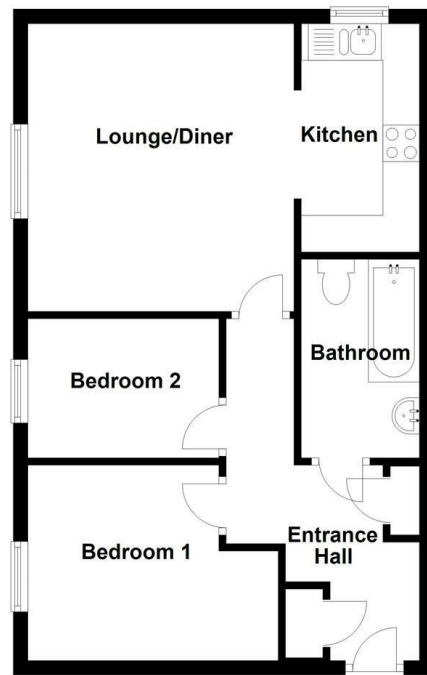


**Floor Plan**



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



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

**rightmove**  
find your happy

**The Property Ombudsman**

**Zoopla**

**THE GUILD PROPERTY PROFESSIONALS**

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.

**50 Fellowes Road**  
Fletton, Peterborough, PE2 8DS  
£115,000





**50 Fellowes Road  
Fletton, Peterborough  
PE2 8DS**

Modern first floor apartment situated in the popular Fletton area close to local amenities and a short travel to the heart of Peterborough City Centre. The property benefits from a family bathroom, kitchen, lounge/dining living space, two bedrooms, communal entrance and 1 allocated parking space.

- FIRST FLOOR APARTMENT
- CLOSE TO PETERBOROUGH CITY CENTRE
- TWO BEDROOMS
- MODERN ACCOMADATION
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY / INVESTMENT
- INTERCOM SYSTEM
- DOUBLE GLAZING

Viewings: By appointment  
£115,000

**ENTRANCE HALL**

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

**BEDROOM 1**

11'3" x 8'9" max  
UPVC double glazed window to side, storage heater, telephone and TV point

**BEDROOM 2**

8'7" x 6'3"  
UPVC double glazed window to side, storage heater

**BATHROOM**

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.

**LIVING ROOM**

12" x 12'11"  
The lounge/diner has wooden laminate flooring, storage heater, UPVC double glazed window to the side and TV point.

**KITCHEN**

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.

**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.

**TENURE**

Leasehold - for information on lease please contact the office on 01733 303111

**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>	<b>83</b>	<b>85</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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		