



Hartley Avenue, Fengate PE1 5DF

£210,000



***** NO ONWARD CHAIN ***** " An ideal 1st time buy/investment opportunity, this 2 bedroom end of terrace home is ready to move straight into. Close to the city centre and parkway, this home is easily accessible. Featuring an entrance hall, spacious rear garden, WC, kitchen, living room, bedroom one with Juliette balcony, bedroom two and bathroom. Council Tax Band - A / EPC Energy Rating - C

ENTRANCE HALL

Door to front.

W/C

5' 4" x 3' 2" (1.63m x 0.97m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front and radiator.

KITCHEN

12' 4" x 7' 0" (3.76m x 2.13m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, gas hob, integrated oven, integrated dishwasher, integrated fridge / freezer and integrated washing machine. Window to front, radiator and wall mounted boiler.

LOUNGE / DINER

7' 8" (min) (2.34m) 11' 9" (max) x 10' 9" (min) (3.58m x 3.28m) 14' 3" (max) (4.34m) (approx) Door to rear, window to rear and radiator.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE

10' 4" (min) (3.15m) 14' 3" (max) x 4' 6" (min) (4.34m x 1.37m) 7' 9" (max) (2.36m) (approx) Door to Juliette balcony, window to front, radiator, cupboard and access to loft.

BEDROOM TWO

7' 0" (min) (2.13m) 14' 3" (max) x 7' 1" (min) (4.34m x 2.16m) 8' 6" (max) (2.59m) (approx) Window to rear, radiator and built in wardrobe.

BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Heated towel rail.

AGENT NOTES

Please note there is a service charge for the area. The half yearly service charge for 1 January 2026 to 30 June 2026 is £99.84.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

