



Fellowes Gardens, Fletton PE2 8DH

£200,000



*** NO ONWARD CHAIN *** " An ideal investment opportunity or first time buy! Sold with no onward chain, this mid terrace home benefits from a garage to the rear. Inside the home, you will find an entrance hall, kitchen/diner, living room, lobby, cloakroom, 3 bedrooms and bathroom. Viewings are essential to appreciate the homes generous living space on offer. Council Tax Band - A / EPC Energy Rating - C".

ENTRANCE HALL

Door to front, radiator and understairs cupboard.

KITCHEN / DINER

18' 3" x 9' 4" (5.56m x 2.84m) (approx) Fitted with a range of base and eye level units with work surfaces over, gas hob and oven, sink unit with mixer tap over, integrated washing machine, space for freestanding fridge / freezer and integrated slimline dishwasher. Window to front.

LIVING ROOM

11' 2" x 15' 3" (3.40m x 4.65m) (approx) Radiator and sliding door to rear.

LOBBY

Door to side and window to rear.

W/C

4' 4" x 2' 2" (1.32m x 0.66m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.

FIRST FLOOR LANDING

Access to loft and cupboard.

BEDROOM ONE

12' 7" (min) (3.84m) 15' 6" (max) x 6' 2" (min) (4.72m x 1.88m) 8' 9" (max) (2.67m) (approx) Window to rear and radiator.

BEDROOM TWO

11' 4" (min) (3.45m) 14' 0" (max) x 6' 3" (min) (4.27m x 1.91m) 9' 1" (max) (2.77m) (approx) Window to front, radiator and built in wardrobes.

BEDROOM THREE

9' 9" x 6' 0" (2.97m x 1.83m) (approx) Window to rear and radiator.

BATHROOM

5' 9" x 5' 9" (1.75m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to front and heated towel rail.

GARAGE

Up and over door.

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.

