

25 Fellowes Road, Peterborough, PE2 8EA



Capitol Lettors

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25 Fellowes Road, Peterborough, PE2 8EA

£172,500 Freehold

NO CHAIN. Two bedroom terraced property set within walking distance of Peterborough City Centre. Offering lounge, dining room, kitchen, utility area, DSWC, two bedrooms and bathroom off 2nd bedroom, gas central heating, UPVC double glazing, garden to rear with access via shared alley, front patio garden and on street parking.

Good access to Peterborough City Centre and all major road networks

Many local shops, school setc nearby

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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Lounge

3.54m x 3.49m (11' 7" x 11' 5") Approx
 Glazed door to front, glazed window to front,
 radiator, brick feature fireplace, cupboard
 housing electric meters and fuses, door to

Inner Hall

Stairs to first floor, door to

Dining Room

3.54m x 3.66m (11' 7" x 12' 0") Approx
 Glazed window to rear, radiator, understairs
 cupboard with shelving and gas meter

Kitchen

2.17m x 3.29m (7' 1" x 10' 10") Approx
 Glazed window and door to side aspect,
 ceramic tiled flooring, electric cooker point,
 wall mounted Ariston gas boiler serving hot
 water and central heating, stainless steel sink
 with taps, tiled splashbacks, a range of eye and
 base level kitchen units with worktops above,
 door to

Rear lobby/Utility

1.39m x 1.67m (4' 7" x 5' 6") Approx
 Glazed window to rear, radiator, door to

Downstairs Toilet

1.67m x 0.68m (5' 6" x 2' 3") Approx
 Glazed window to side aspect, radiator, low
 level WC and pedestal wash hand basin

First floor landing

Access to bedroom 1, bedroom 2 and bathroom

Bedroom 1

4.11m x 3.50m (13' 6" x 11' 6") Approx
 Glazed window to front aspect, radiator,
 storage cupboard

Bedroom 2

4.11m x 3.69m (13' 6" x 12' 1") Approx
 Glazed window to rear, radiator and door to

Family Bathroom

2.21m x 3.25m (7' 3" x 10' 8") Approx
 Glazed window to rear, radiator, vinyl flooring,
 store cupboard, comprising of four piece
 bathroom suite with low level WC, pedestal
 wash hand basin, paneled bath, shower cubicle
 with shower over, tiled splashbacks

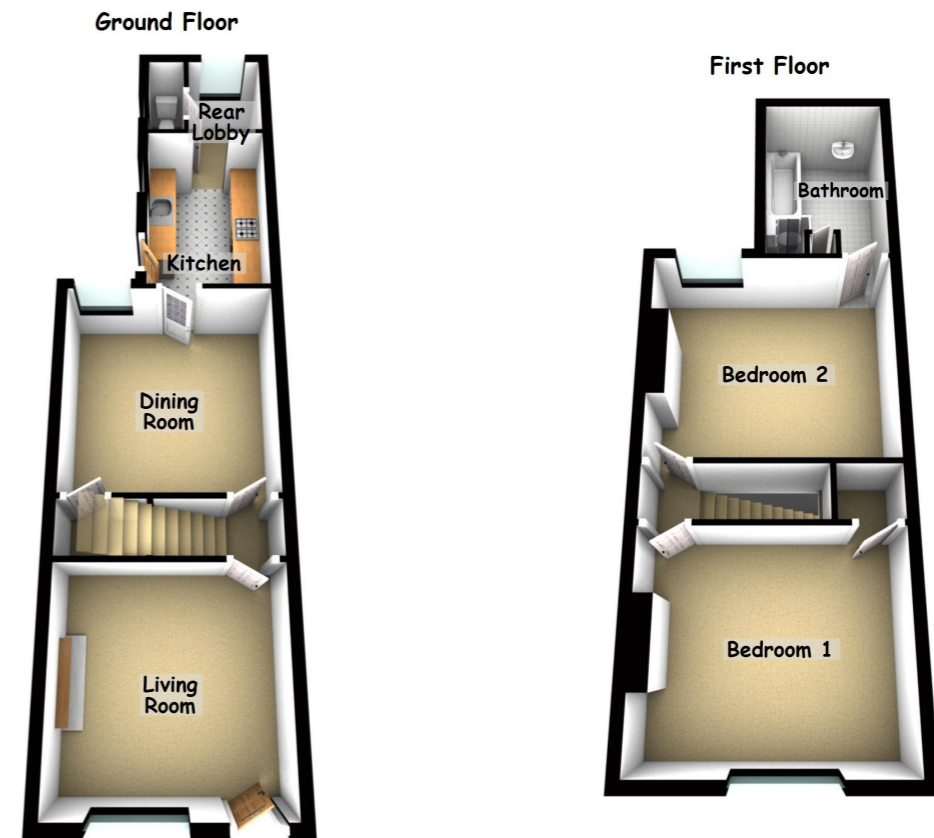
Rear Garden

Enclosed with gate giving access via shared alley
 to front aspect, lawned area, outside tap, shed

Front

On street parking and patio front garden

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
 Plan produced using PlanUp.

Fellowes Road

