



**7 Fellowes Gardens, Fletton, Peterborough 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 Currently Unavailable

### 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.

