

**For Sale**  
**3 Bedrooms Terraced**  
**Rudd Close, Fengate, PE1 5BE**

Modern built family home/first time buy, this mid terrace dwelling is situated in a proximity to the City Centre, consist of entrance hall, fitted kitchen breakfast and bathroom, cloakroom, lounge and three bedrooms En-Suite to master. The property benefits from gas central heating and UPVC double glazing. Enclosed rear garden. Single garage.



**Asking price of £229,950 freehold**

Homesabout Estate Agents & Lettings Ltd  
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# Rudd Close, Fengate, PE1 5BE

<b>Entrance hall</b>	Smooth ceiling. Stairs to landing.
<b>Cloakroom</b>	Fitted two-piece suite consist of closed coupled WC and wash hand basin. Single radiator. Vinyl flooring. Obscure UPVC double glazed window to front.
<b>Lounge</b>	16'8" x 11'7" (5.08m x 3.53m) Smooth ceiling. Television point. UPVC double glazed window to front. Double and single radiators.
<b>Kitchen breakfast</b>	14'9" x 9'3" (4.50m x 2.82m) Fitted a range of wall and base units, complementary work surface over. One and a quarter drainer, mixer tap over. integral fridge/freezer and dishwasher, plumbing and space for washing machine. Four ring gas hob, chimney style extractor hood over. Eye level double oven. Vinyl flooring. UPVC double glazed window to rear and French Double doors to rear garden.
<b>Landing</b>	Smooth ceiling. Airing cupboard housing the hot tank. Access to loft space.
<b>Master bedroom</b>	11'4" x 9'7" (3.45m x 2.92m) Smooth ceiling. Single radiator. UPVC double glazed window to front. Fitted double wardrobe. Television point. Door to:
<b>Shower En-Suite</b>	Fitted three-piece suite consist of shower cubicle, closed coupled WC and wash hand basin. Electric shaver point. Extractor fan. Obscure UPVC double glazed window to front.
<b>Bedroom two</b>	8'6" x 9'4" (2.59m x 2.84m) Smooth ceiling. Single radiator. UPVC double glazed window to rear.
<b>Bedroom three</b>	9'4" x 6'1" (2.84m x 1.85m) Smooth ceiling. Single radiator. UPVC double glazed window to rear.
<b>Outside</b>	
<b>Rear garden</b>	Enclosed by fence, mainly laid to lawn. Outside tap.
<b>Single garage</b>	The garage is situated to the rear of the property, there is a small maintenance fee to pay per annum.
<b>Front</b>	Small, paved area.



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD  
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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