



Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Fairfield Road, Fletton, Peterborough, PE2 8BD

WALKING DISTANCE TO CITY CENTRE & TRAIN STATION* *EXTENDED* *OPEN PLAN KITCHEN/DINING/FAMILY ROOM* *DRIVEWAY & DOUBLE GARAGE

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Fletton. The property is situated within walking distance to city centre and train station and has been modernised and extended by the current owners. The property comprises; Entrance Hall, Cloakroom, open plan Kitchen/Dining/Family Room with steps down to Lounge, 3 Bedrooms and a Shower Room. Stairs lead to the Master Bedroom with Five Piece En-Suite.

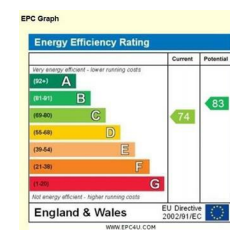
There is a Driveway providing off road parking and Double Garage and a good size rear garden.

Viewings Highly Recommended.

EPC Rating: C

Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



Offers in excess of £450,000
Freehold



Entrance Hall

UPVC double glazed window, double radiator, solid wood flooring, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece coloured suite comprising, pedestal wash hand basin and WC, heated towel rail, fitted carpet.

Kitchen/Dining/Family Room

21'0" x 22'4" max (6.40m x 6.81m max)

Re-Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated fridge, freezer and dishwasher, plumbing for washing machine, fitted eye level electric fan assisted double oven, built-in five ring gas hob, uPVC double glazed window to side, double radiator, solid wood flooring in the Family Room and Flotex flooring in the Kitchen, three wall lights, uPVC double glazed french double doors to garden, stairs up and stairs down to open plan Lounge.

Lounge

11'8" x 22'4" (3.56m x 6.80m)

Fitted carpet with under floor heating, telephone point, TV point, four wall lights, double glazed tri-fold doors to garden with door to garden, door to storage basement.

Inner Hallway

Solid wooden flooring, door to:

Bedroom 2

10'11" x 10'9" max (3.33m x 3.28m max)

UPVC double glazed window to rear, radiator, fitted carpet.

Bedroom 3

6'7" x 11'11" max (2.01m x 3.63m max)

UPVC double glazed window to front, radiator, solid wooden flooring.

Bedroom 4

8'6" x 5'7" (2.60m x 1.71m)

UPVC double glazed window to front, radiator, solid wooden flooring.

Shower Room

Re-Fitted with three piece suite comprising tiled shower cubicle with fitted electric shower over, wall mounted wash hand basin, close coupled WC, shaver point and light, uPVC obscure double glazed window to rear, radiator, flotex flooring.

Stairs to First Floor

Fitted carpet, open plan to:

Bedroom 1

29'0" x 13'2" max (8.84m x 4.01m max)

Two uPVC double glazed windows to rear, six eaves storage cupboards, radiator, fitted carpet, velux skylight with remote controlled blind and opening, uPVC double glazed french double doors, door to:

En-Suite

Fitted with five piece suite comprising deep panelled corner bath with telephone style mixer tap, wash hand basin with cupboards and drawers under, tiled double shower cubicle with fitted shower over, bidet and close coupled WC, shaver point, uPVC double glazed window to front, heated towel rail, radiator, fitted carpet.

Outside

There is parking to the front of the property leading to an integral double garage (17'4" x 15'9") with power and light connected, inspection pit, wall mounted combination boiler, two double radiators, remote-controlled electric up and over roller doors, fitted carpet.

The rear garden has a patio area, steps down to further patio area, outside lighting, power sockets, mature flowers and trees, lawn area, wooden play house.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser’s financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

