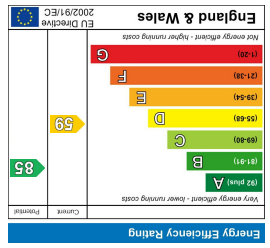


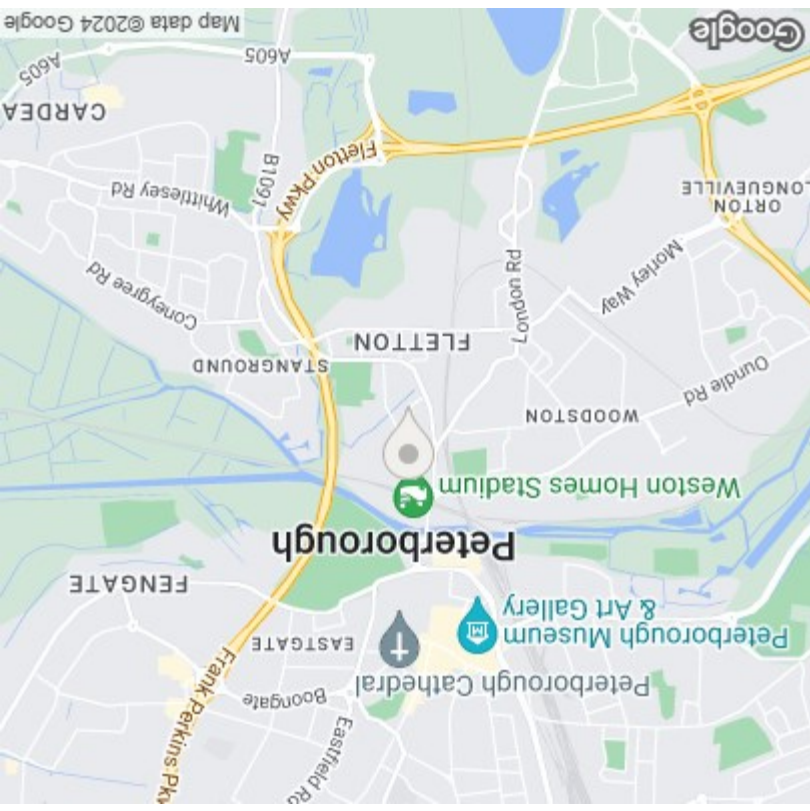
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, floorplans 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.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



47 Fairfield Road
 Peterborough, PE2 8BD
£300,000

3 1 2 D

47 Fairfield Road

Peterborough, PE2 8BD

*** Offered to market with NO FORWARD CHAIN! ***

City and County are delighted to market this character three bedroomed detached family home, located in a desirable area in Fletton. Offering easy access to local amenities, transport links and local schooling. The property has huge potential to add your own stamp and customise to your own preferences. Due to the property being situated on a large plot there is great potential to extend, subject to planning permission, to the side or rear! It is rare you will find a home with the size, and with the potential that this has for the price!

Briefly comprising, an entrance hall with original Minton flooring, a good size bay fronted living room with a feature fireplace, a separate dining room, under stairs storage room, and a separate kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, an oven, and a fridge/freezer, with a gas cooker and extractor hood over. Off the dining room houses a spacious conservatory with access into the rear garden. Upstairs benefits from two double bedrooms, one single bedroom, and a three-piece bathroom comprising a bath with shower over, a WC, and a wash hand basin. To the rear, there is a long garden which is laid to lawn, patio areas, vegetable plots and the detached oversized garage. To the front, there is a courtyard garden and driveway. Permit parking is also available. Please call for a viewing today. Virtual tour available.

Entrance Hall

13'7" x 5'10"



Living Room
11'5" x 11'6"

Kitchen
8'11" x 6'11"

Dining Room
12'11" x 10'6"

Conservatory
8'6" x 12'3"

Landing
9'9" x 6'11"

Master Bedroom
12'11" x 10'6"

Bathroom
6'4" x 6'11"

Bedroom Two
11'6" x 11'5"

Bedroom Three
7'10" x 5'10"

Garage
18'1" x 8'2"

EPC - D
59/85

Tenure - Freehold

