

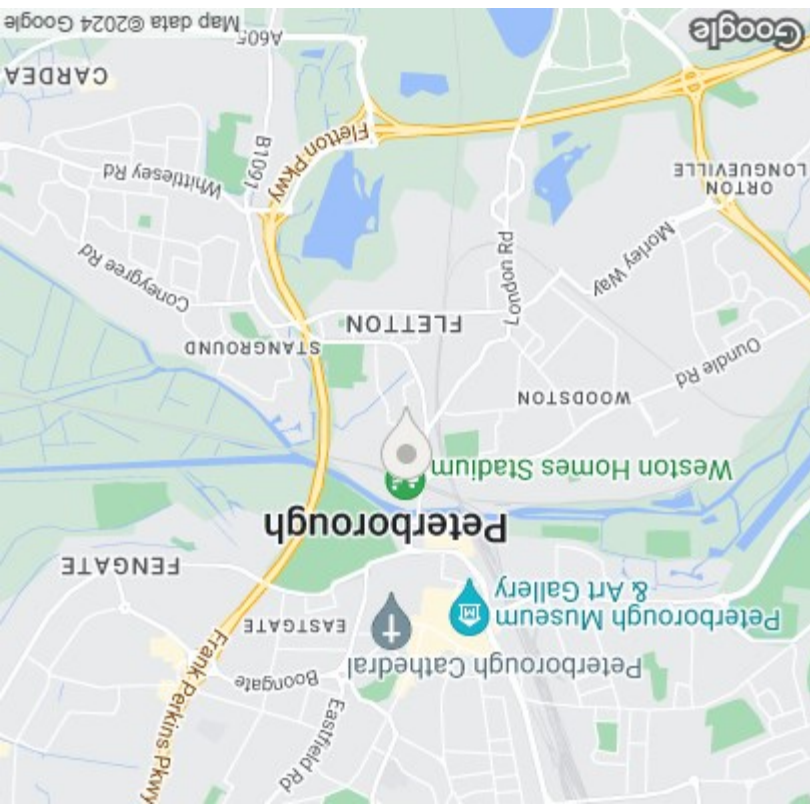
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency Class
A	1 (1st best)
B	2
C	3
D	4
E	5
F	6
G	7 (1st worst)

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



16 Fairfield Road
 Peterborough, PE2 8BD
Guide Price £300,000

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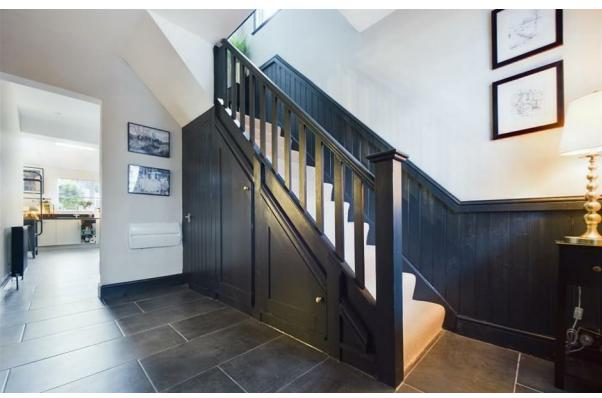
16 Fairfield Road

Peterborough, PE2 8BD

Offered with No Forward Chain with a GUIDE PRICE of £300,000-£340,000

Step into the charm of this exquisite two-story home, boasting a spacious 103.0 square meters of thoughtful design and comfortable living. This blend of modern functionality and homely charm makes it the ideal choice for those seeking a balanced lifestyle, offering not just a house but a comforting space to call home.

As you enter, the ground floor invites you into a communal space, comprising a versatile kitchen-dining area complemented by a practical WC, and a spacious living-dining room area with a feature fireplace. The kitchen benefits from integrated goods including, a dishwasher, a fridge/freezer and a gas oven with a four-ring electric hob with an extractor over. The downstairs living accommodation creates a fantastic space for entertaining guests, with the added benefit of Bi-folding doors from the kitchen providing views of and access to the rear garden. Ascending to the first floor, you will encounter a commodious bedroom granting you space for relaxation, and a lavish second bedroom, along with a versatile additional room to cater to your individual needs, whether it's a home office, personal sanctuary, or third bedroom, that is currently used as a walk in dressing area by the current vendors. There is a well-equipped family bathroom, featuring a soothing bath. Outside to the rear of the property, there is a large, enclosed garden which is mainly laid to lawn, and a good-sized decking area providing an area for outside entertaining. To the front, there is a tarmacked driveway allowing off road parking for two cars. Viewings highly recommended to fully appreciate all that this home has to offer.



Entrance Hall

11'8" x 8'0"

Lounge

10'7" x 12'0"

Dining Room

13'8" x 11'11"

Kitchen/Dining Space

11'10" x 18'10"

Kitchen

10'8" x 7'9"

WC

5'10" x 4'4"

Landing

4'5" x 5'4"

Master Bedroom

11'8" x 12'0"

Bedroom Two

9'8" x 12'0"

Bedroom Three

9'8" x 8'0"

Bathroom

6'10" x 8'0"

EPC - Awaiting

Tenure - Freehold

DRAFT DETAILS AWAITING
VENDOR APPROVAL