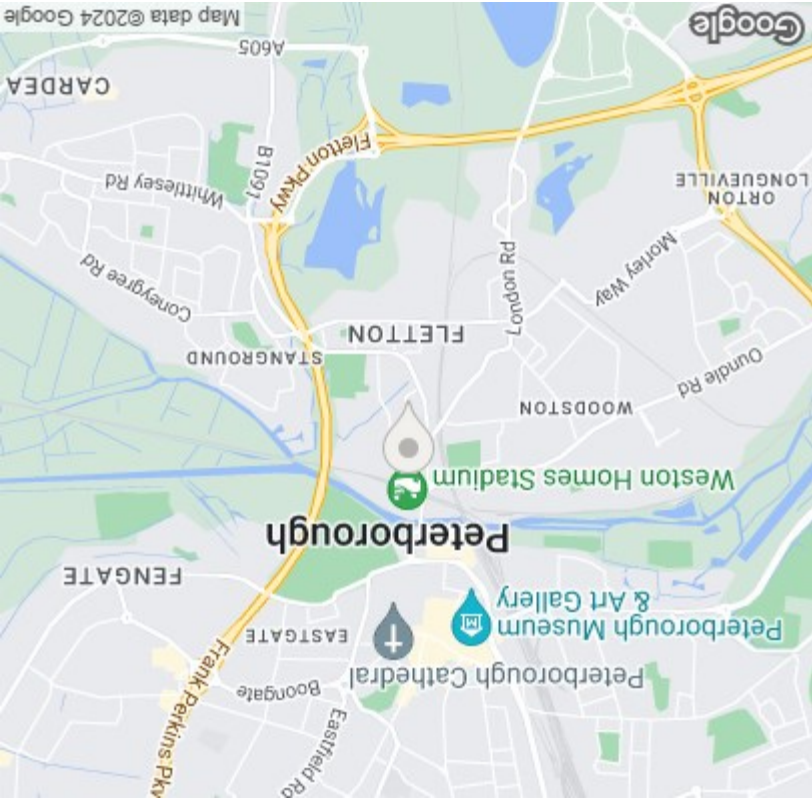


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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	Approximate energy costs per year (£)
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

Energy Efficiency Graph



Area Map



Floor Plan

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



38 Fairfield Road
Peterborough, PE2 8BD

Guide Price £300,000 - Freehold , Tax Band - C



38 Fairfield Road

Peterborough, PE2 8BD

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

City and County are delighted to market this character three bedroomed semi-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. This property has been heavily extended over time and boasts a large, detached garage/workshop to the rear. This would be ideal for someone looking for car storage or a business from home, it could also be converted into an annex.

Briefly comprising, an entrance hall to the front, a good size bay fronted living room/dining room. There is a large open plan kitchen/dining room 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. There is an understairs storage room and a separate downstairs cloakroom. Upstairs benefits from three double bedrooms, and a three-piece bathroom comprising a bath with shower over, a WC, and a wash hand basin. To the rear, offers a block-paved low maintenance rear garden, with gated side access to the front and a detached double garage/workshop. 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

11'6" x 4'8"



Living Room/Dining Room
24'4" x 11'11"

Understairs Storage Room
2'6" x 4'5"

Kitchen
21'0" x 7'10"

Dining Room
10'10" x 10'9"

Conservatory
10'7" x 18'2"

Hallway
3'3" x 3'1"

WC
3'5" x 3'9"

Landing
6'11" x 5'5"

Master Bedroom
11'8" x 9'10"

Bedroom Two
9'3" x 11'7"

Bedroom Three
9'3" x 8'2"

Bathroom
4'3" x 7'10"

Garage
18'8" x 16'3"

Workshop
17'5" x 11'7"

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

