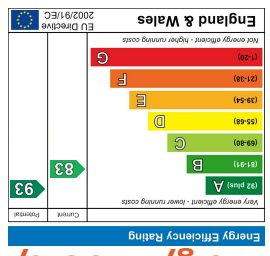
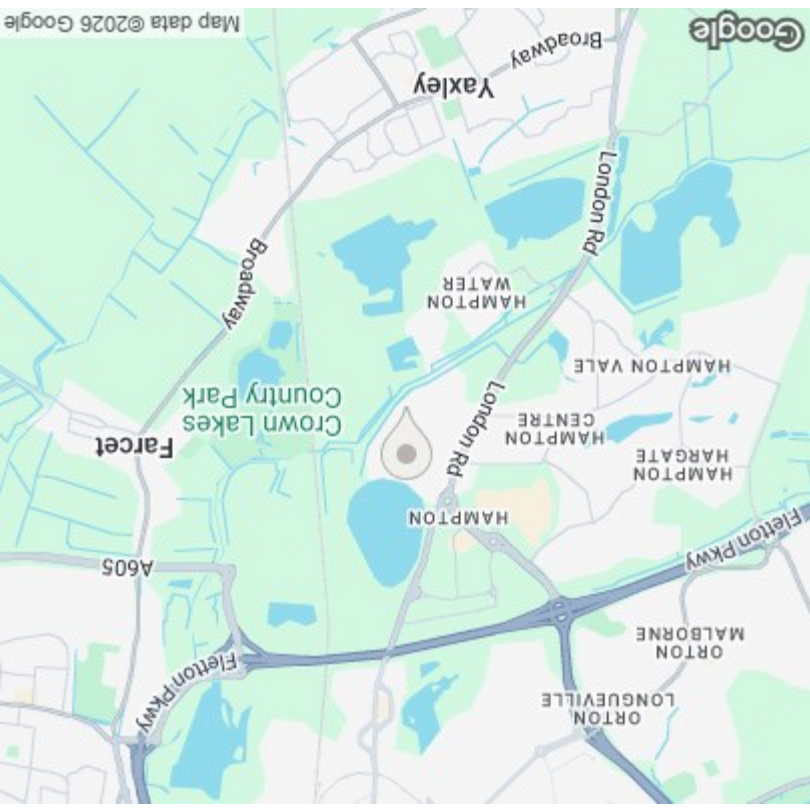


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Viewing
 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.



Energy Efficiency Graph



Area Map



Floor Plan



Fairhaven
 Hampton Gardens, Peterborough, PE7 8RF
£370,000 - Freehold , Tax Band - D

4 Bedrooms, 2 Bathrooms, 2 Living Areas, B

Fairhaven

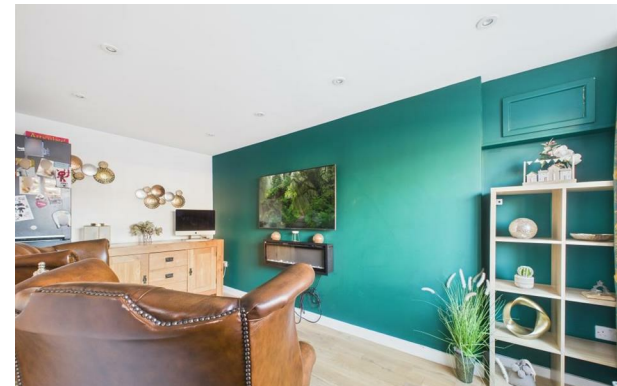
Hampton Gardens, Peterborough, PE7 8RF

Tucked away in a quiet cul-de-sac within the popular Hampton Gardens area of Peterborough, Fairhaven is a beautifully presented detached family home offering modern living throughout. The property has been thoughtfully updated and benefits from a converted integral garage, providing flexible additional living or working space to suit today's lifestyle. With four generous double bedrooms, including a spacious master bedroom with its own en-suite, the home is perfectly suited to growing families. Outside, there is ample off-road parking for up to three vehicles, while the private, enclosed rear garden has been designed to be low maintenance, ideal for both relaxing and entertaining. Conveniently located with easy access to the A1, this home combines a peaceful setting with excellent connectivity, making it an ideal choice for comfortable family living.

Fairhaven is a well-designed and versatile detached family home that offers spacious accommodation arranged over two thoughtfully planned floors, ideal for modern family living. On entering the property, you are welcomed by an entrance hall that provides access to the main living areas and sets the tone for the space and flow of the home. To the front, there is a comfortable living room that offers a relaxing retreat, while an additional reception room provides flexibility as a formal dining room, family room or home office. To the rear, the kitchen diner forms the heart of the home, offering a sociable and practical space for everyday living and entertaining, with direct access to the garden. A useful utility room and ground floor cloakroom add further convenience, while additional storage is cleverly incorporated to keep the home organised and clutter-free. The first floor continues to impress with four well-proportioned bedrooms, all offering comfortable and flexible accommodation. The master bedroom benefits from its own en-suite, creating a private and relaxing space, while the remaining bedrooms are served by a modern family bathroom. The layout is ideal for families, providing both privacy and practicality, with a central landing connecting all rooms seamlessly.

Overall, Fairhaven combines generous living space with a layout that caters perfectly to family life, enhanced by modern conveniences and a balance of communal and private areas. Situated in the desirable Hampton Gardens area of Peterborough, the property offers a comfortable and stylish home in a location well suited for both everyday living and commuting.

- Entrance Hall**
1.55 x 1.40 (5'1" x 4'7")
- Reception Room**
2.53 x 4.64 (8'3" x 15'2")
- Living Room**
3.37 x 4.82 (11'0" x 15'9")
- Kitchen Diner**
5.60 x 3.08 (18'4" x 10'1")
- Storage Cupboard**
0.93 x 2.82 (3'0" x 9'3")
- Utility Room**
1.58 x 2.09 (5'2" x 6'10")
- WC**
1.59 x 0.88 (5'2" x 2'10")
- Landing**
2.07 x 1.87 (6'9" x 6'1")
- Master Bedroom**
3.37 x 3.13 (11'0" x 10'3")
- En-Suite To Master Bedroom**
1.52 x 1.85 (4'11" x 6'0")
- Bedroom Two**
2.84 x 3.71 (9'3" x 12'2")



- Bedroom Three**
2.82 x 2.89 (9'3" x 9'5")
- Bathroom**
2.08 x 1.91 (6'9" x 6'3")
- Bedroom Four**
2.17 x 2.88 (7'1" x 9'5")
- EPC - B**
83/93

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £360 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: FttP
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

