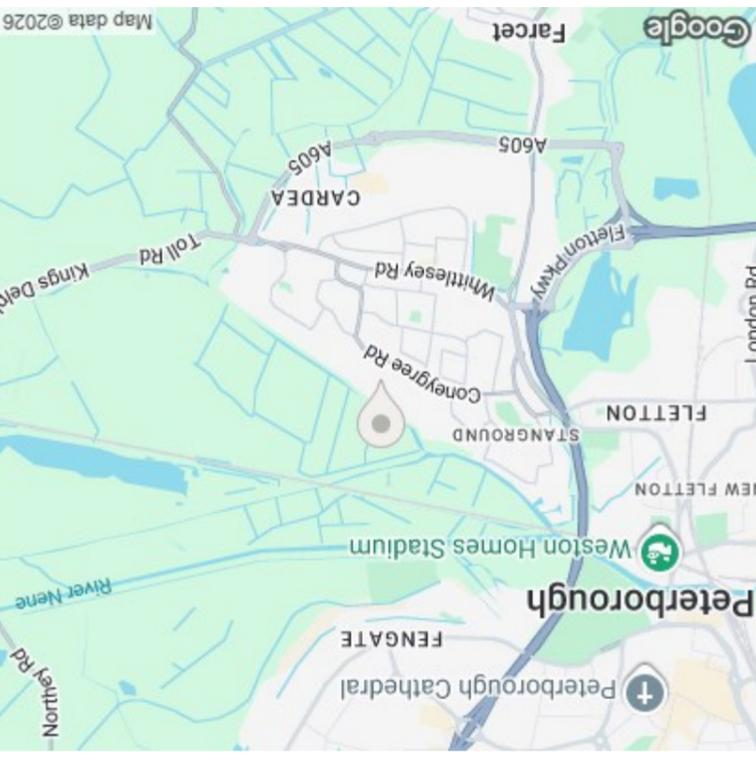


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 and 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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.



Fieldfare Drive
Stanground, Peterborough, PE2 8SR

Offers In Excess Of £215,000 - Freehold , Tax Band - B



Fieldfare Drive

Stanground, Peterborough, PE2 8SR

Offered with No Forward Chain - Ideal First Time Home!
Nestled in a quiet cul-de-sac on Fieldfare Drive in the popular Stanground area of Peterborough, this well-presented semi-detached home is an ideal choice for first-time buyers. Boasting two spacious double bedrooms and a modern three-piece family bathroom, the property offers comfortable living throughout. The private, low-maintenance rear garden provides a peaceful outdoor retreat, while the block-paved driveway offers off-road parking for at least three cars in addition to a single garage. Conveniently located close to local transport links, this attractive home blends practical features with a great location, making it a smart and inviting purchase.

Tucked away in a peaceful cul-de-sac in the sought-after Stanground area of Peterborough, this beautifully laid-out semi-detached home on Fieldfare Drive is perfect for first-time buyers or those seeking a well-balanced, low-maintenance property. The ground floor welcomes you with a bright entrance hall that leads into a stylish, open-plan lounge diner — a fantastic space for relaxing or entertaining. At the front of the property, the modern kitchen is both practical and inviting, with a layout that maximises space and efficiency. Upstairs, the home continues to impress with two generously sized double bedrooms and a well-appointed three-piece family bathroom, conveniently located off a central landing. Outside, the property benefits from a private, enclosed rear garden designed for ease and minimal upkeep, offering a perfect spot to unwind. To the front, a block-paved driveway provides ample off-road parking for at least two vehicles, complemented by a single garage for additional storage or parking. With excellent local transport links nearby and all the essentials for comfortable modern living, this home offers a superb blend of style, functionality and location.

- Entrance Hall**
2.95 x 1.80 (9'8" x 5'10")
- Kitchen**
3.00 x 1.67 (9'10" x 5'5")
- Lounge Diner**
4.31 x 3.60 (14'1" x 11'9")
- Landing**
1.54 x 0.84 (5'0" x 2'9")
- Master Bedroom**
2.69 x 3.54 (8'9" x 11'7")
- Bathroom**
1.92 x 1.69 (6'3" x 5'6")
- Bedroom Two**
2.63 x 2.95 (8'7" x 9'8")
- EPC - D**
65/88
- Tenure - Freehold**



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: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Shared
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains, Under Floor Heating
- Internet connection: Other
- 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

