

## 4 Bed Detached In Fairmead Way Peterborough, Peterborough, PE3 6AE

£425,000





## SHORT DESCRIPTION

Property Ref: 16297 Guide Price £425000-450000. This hidden gem is a 4 Bedroom detached property in a prime location situated off Thorpe Road in a quiet cul-de-sac. The property is 10 minutes walk from the town centre and train station and only a couple of minutes walk from the local GP surgery and Co-op. The location of the property is ideal for nature lovers, dog walkers and young families as the local parks and nature reserve is also within a 10 minute walk.. The property went under recent partial refurbishment, incl. new windows, new flooring throughout, new WC and bathroom. The property comprises of an entrance hall, WC, kitchen open plan living, consisting of a dining area, family room and a lounge which looks out to the garden. The 4th bedroom is a downstairs annexe bedroom with its own shower room. There are three bedrooms upstairs, two double and one single room and the main family bathroom is also found upstairs. To the outside is a single garage with a courtyard, ample driveway for 3 cars and a large enclosed rear garden, which is mainly laid to lawn and a terrace area for outside dining. The property is approximately 125sqm (internal). Property Type: Detached Full selling price: £425000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1334.725 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Heating, Central Heating Chain free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

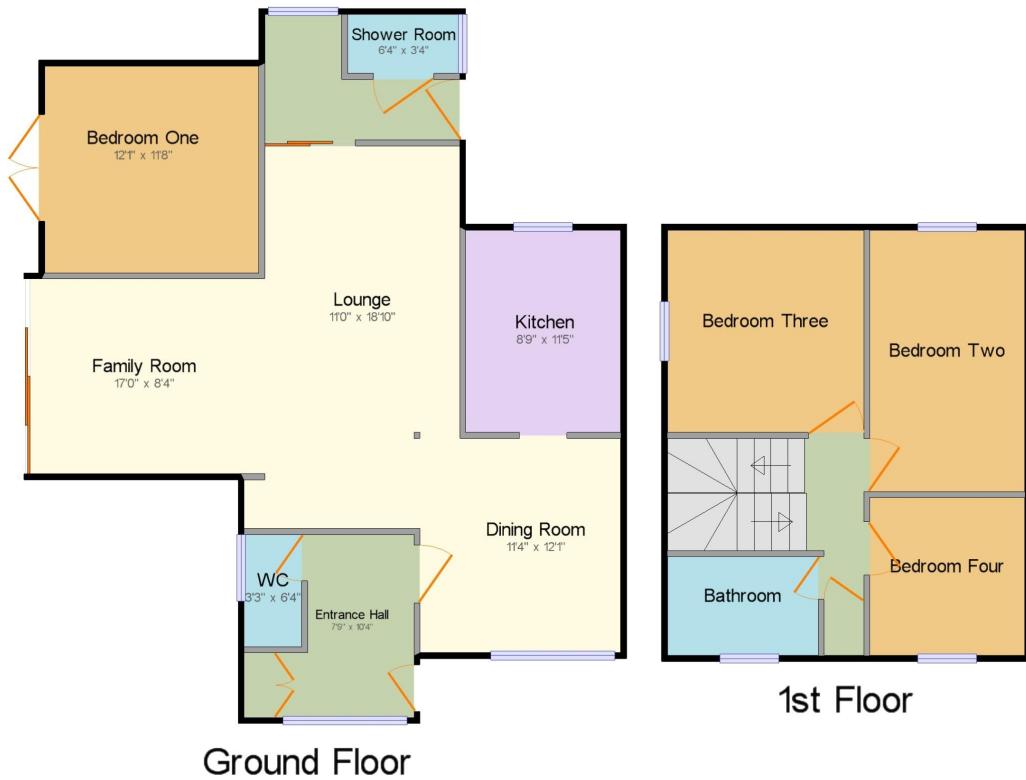
Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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Property type	Detached house
Total floor area	124 square metres

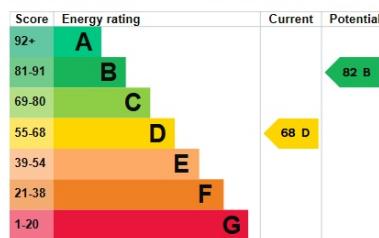
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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