

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

£390,000



SHORT DESCRIPTION

Property Ref: 16297 Guide Price £390000-420000. Ideal for FAMILIES, COMMUTERS, NATURE LOVERS. The Location: Perfectly situated in the popular location of Fairmead Way (off Thorpe Road), this refurbished 4-bedroom detached home offers a rare lifestyle balance. • The Commute: Forget the car. You are a flat 10-minute walk to Peterborough Station, where high-speed trains reach London King's Cross in just 50 MINUTES. • Everything on Foot: Enjoy ultimate convenience with a GP surgery and local CO-OP just a 3-MINUTE stroll away, whilst the town centre is 10 minutes away on foot. • The Nature Loop: A 7-minute walk from your front door leads you directly into local parkland and nature reserves. Follow the riverside trails and rowing lakes on foot or by bike all the way into the stunning 1,700-acre Nene Park. The Property: Refurbished to a high modern standard, this home is move-in ready. • Modern Open-Plan Living: Perfect for entertaining and contemporary family life. • Versatile 4th Bedroom: The ground-floor large 4th bedroom annex is also ideal as a private guest suite, or a high-spec Home Office. The annex also has its own bathroom. • Newly Landscaped Garden: A meticulously tidied outdoor space featuring a large dining terrace and a newly defined, low-maintenance children's play area with safety bark. At the front there is also a single garage with a courtyard, and ample driveway for 3 cars. • Recent partial refurbishment, incl. new windows, new flooring throughout, new WC and bathroom. The property has 10 solar panels with a 5Kwh Givenergy battery (all privately owned). • The property comprises of: an entrance hall, WC, kitchen open plan living - dining, family and lounge areas. The 4th bedroom is a downstairs annexe bedroom with its own shower room. The remaining three bedrooms and the family bathroom are also found upstairs. The property is approximately 125sqm (internal). Property Type: Detached Full selling price: £390,000.00 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)

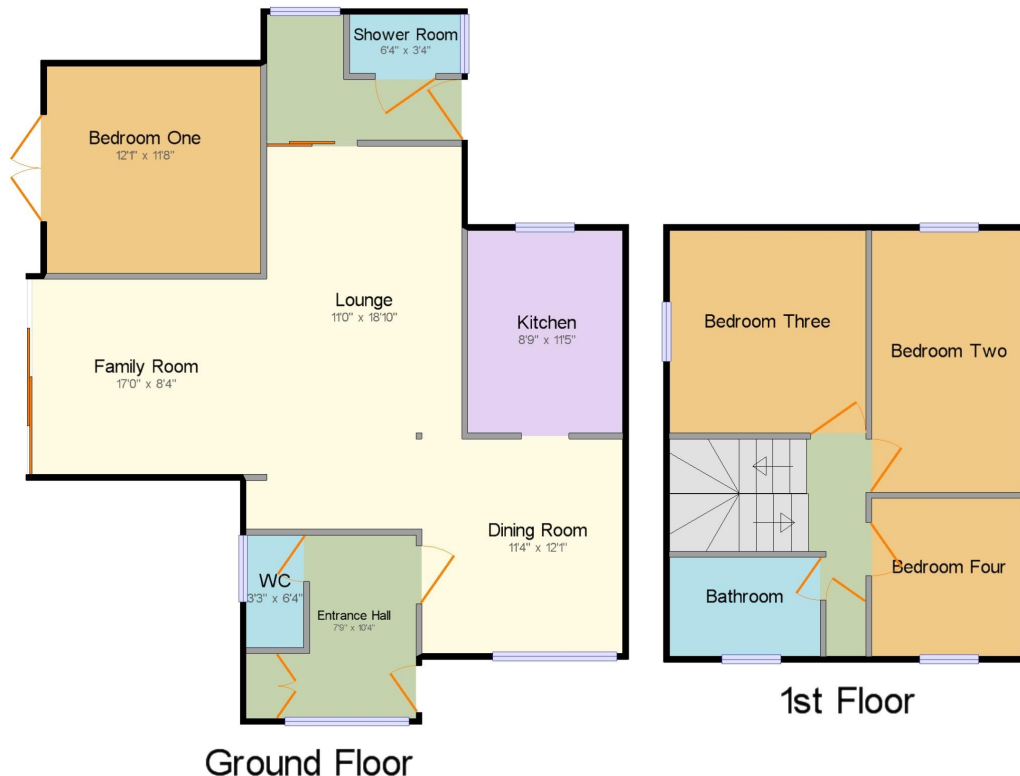
2

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

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

Property type	Detached house
Total floor area	124 square metres

Rules on letting this property

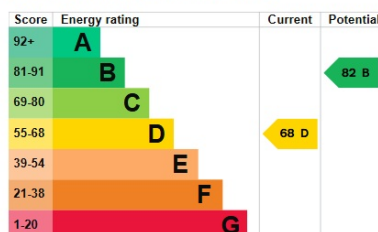
Properties can be let if they have an energy rating from A to E.

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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