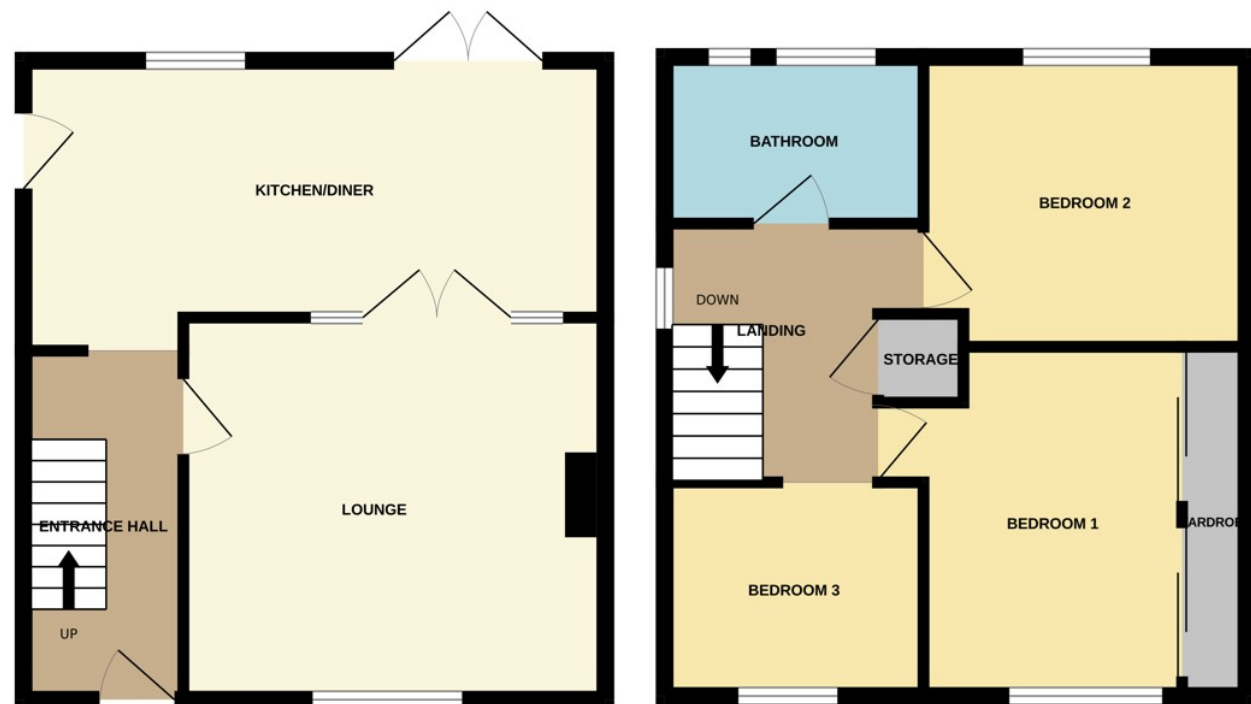




Fairmead Way, Peterborough PE3 6AE

£325,000



\*\*\* LOCATED JUST OFF THORPE ROAD, CITY CENTRE \*\*\* " Beautifully presented throughout, this 3 bedroom detached home is located in a cul de sac just off Thorpe Road. Within walking distance to the train station and Queensgate, this home is ideal for commuters and those looking for something central. Featuring off road parking, garage, entrance hall, living room, kitchen/diner, 3 bedrooms, bathroom and garden. EPC Energy Rating - C/Council Tax Band - D".



### ENTRANCE

Door to front, radiator and stairs to first floor.

### KITCHEN / DINER

9'8" (max)(2.95m x 8'6" (min) (2.59m) x 19' 3" (5.87m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, hob with extractor fan over, breakfast bar, plumbing for a washing machine, two radiators and door to living room. UPVC double glazed window to rear, stable door to side. French door to rear.

### LIVING ROOM

12' 9" x 14' 0" (min) (3.89m x 4.27m) 15' 4" (max) (4.67m) (approx) Window to front and radiator.

### FIRST FLOOR LANDING

Window to side, loft access and cupboard.

### BEDROOM 1

12' 0" x 9' 1" (min) (3.66m x 2.77m) 10' 9" (into wardrobe) (3.28m) (approx) Window to front, built in wardrobe and radiator.

### BEDROOM 2

10' 6" x 10' 1" (3.20m x 3.07m) (approx) Window to rear and radiator.

### BEDROOM 3

8' 0" x 7' 1" (2.44m x 2.16m) (approx) Window to front and radiator.

### BATHROOM

8' 8" x 5' 5" (2.64m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

### OUTSIDE

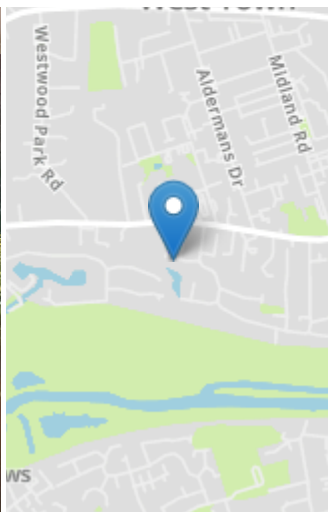
The front of the property has off road parking. The rear of the property has fencing, laid to lawn, paved patio area, gravel area and side access to garage.

### GARAGE

A single garage with light and power.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	82
England, Scotland & Wales		
EU Directive 2002/91/EC		