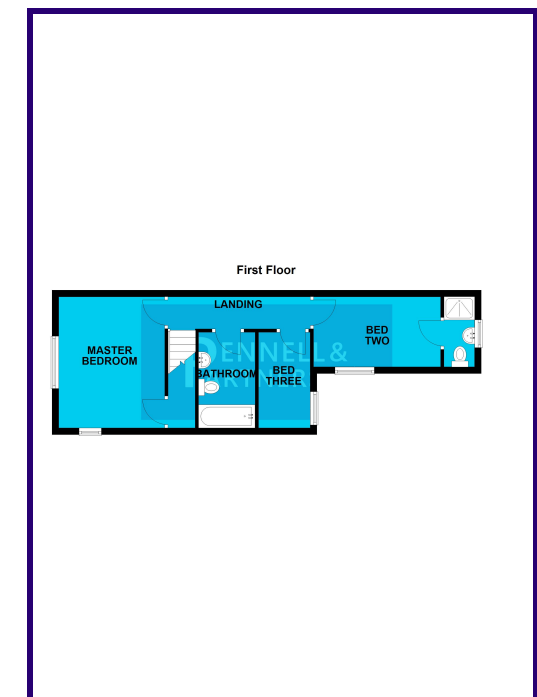
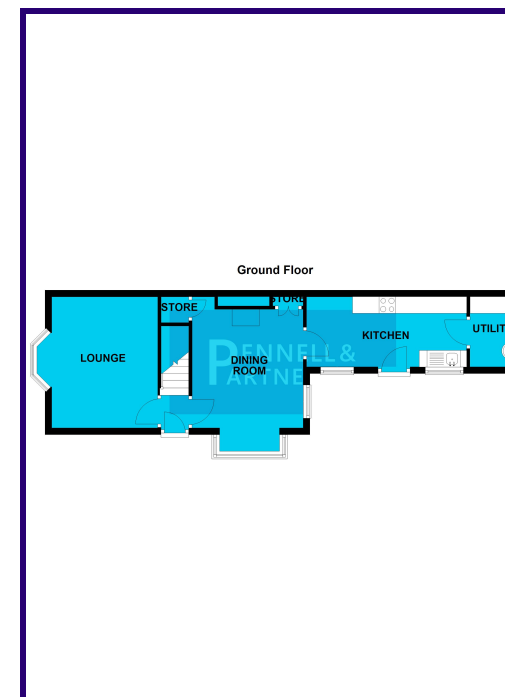




29 FAIRFIELD ROAD, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8BD

£270,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Welcome to this delightful 3-bedroom detached home located on Fairfield Way in Peterborough.

This charming property offers a perfect blend of character and modern comfort, ideal for families and those who enjoy spacious living.

Ground Floor: Two generous reception rooms, each full of character, perfect for entertaining or relaxing with family.

A well-equipped galley-style kitchen providing everything you need for meal preparation.

A convenient utility room featuring a washbasin and additional worktop space.

First Floor: Three charming bedrooms, each with its own unique appeal.

A very generous-sized bathroom offering plenty of space for the family.

Bedroom two benefits from a small ensuite, adding extra convenience.

Outside: Off-street parking for two cars, with potential for more if needed. A large, beautifully tiered rear garden set over two levels, perfect for outdoor activities and gardening enthusiasts.

This property offers a wonderful opportunity to own a home full of character with ample space both inside and out.

Don't miss out on making this charming house your new home!

EPC Rating: D (56)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

GROUND FLOOR

ENTRANCE HALL

LOUNGE

3.946m x 3.185m (12' 11" x 10' 5")

DINER/RECEPTION ROOM

3.350m x 3.580m (11' 0" x 11' 9")

KITCHEN

4.826m x 2.114m (15' 10" x 6' 11")

UTILITY

1.325m x 2.099m (4' 4" x 6' 11")

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

3.952m x 3.190m (13' 0" x 10' 6")

BATHROOM

1.700m x 3.026m (5' 7" x 9' 11")

BEDROOM THREE

1.504m x 3.091m (4' 11" x 10' 2")

BEDROOM TWO

3.823m x 2.118m (12' 7" x 6' 11")

ENSUITE

2.119m x 0.919m (6' 11" x 3' 0")

FRONT OF HOUSE

WALLED GARDEN WITH GRASS AND BORDERS
GRAVEL DRIVEWAY WITH PARKING FOR 2 CARS
FENCE LEADING TO REAR GARDEN

REAR OF HOUSE

EXTENSIVE GARDEN WITH GRASS AND TREES
RAISED GRAVEL AREA WITH STEPS LEADING TO GRASSED
GARDEN AREA.
GARDEN ANCLOSED BY FENCE.