



**47 Fairfield Road, Peterborough**  
Peterborough



**£325,000**





## 47 Fairfield Road

Peterborough, Peterborough

This impressive 3 bedroom detached house, conveniently located 1.6 miles from Peterborough Train Station and City Centre, is a fantastic opportunity for buyers seeking a family home. With the added benefit of no forward chain, this property offers a total floor area of 83 square metres, providing ample space for comfortable living.

Upon entering, the stylish black and white Minton tiled hallway sets the tone for the interior. The accommodation comprises of three reception rooms, including a lounge and dining room with solid wood floors, creating a warm and welcoming atmosphere. The integrated re-fitted kitchen has modern appliances, perfect for culinary enthusiasts. The re-fitted bathroom offers a tranquil place to unwind. With features such as a Worcester gas boiler and council tax band C at £1745, this property ensures both convenience and efficiency.

Surrounded by a wealth of amenities, including shops and schools, this property is ideal for families. The large enclosed rear garden is a standout feature, providing plenty of space for outdoor activities.



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With a lawn area, mature trees and shrubs, and a previous vegetable garden, this garden is waiting to be enjoyed. The elevated patio area is perfect for outdoor entertaining, while the boundary wall ensures privacy and security. Additional outdoor storage is provided by a garden shed located at the rear.

Furthermore, this property offers the convenience of a block paved driveway at the front, allowing for off-road parking. The front garden features a boundary wall and mature shrubs, adding kerb appeal to the residence. Double wooden gates lead to the rear garden, where further parking space is available beyond the entrance. The garage/workshop, equipped with electric and lighting, presents a versatile space for storage or hobbies. With a side access door, a cellar area, and a workshop attached to the back, there is no shortage of room for all your needs. The recent replacement of the garage roof ensures longevity and peace of mind.

Don't miss out on the opportunity to own this impressive family home, with its exceptional living space, convenient location, and outdoor haven. Contact us today to arrange a viewing and experience the charm of this property for yourself.

Council Tax band: C

Tenure: Freehold

NO FORWARD CHAIN



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Peterborough, Peterborough

- NO FORWARD CHAIN
- 1.6 MILES TO PETERBOROUGH TRAIN STATION & CITY CENTRE
- TOTAL FLOOR AREA 83 SQUARE METRES
- WORCESTER GAS BOILER
- INTEGRATED RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- THREE RECEPTION ROOMS
- COUNCIL TAX BAND C £1745
- CLOSE TO SHOPS & SCHOOLS
- LARGE ENCLOSED REAR GARDEN













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>0</sup>

1128.92 ft<sup>2</sup>

104.88 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Hudson Homes Estate Agents

122a Main Street, Yaxley - PE7 3LP

01733 788222

[info@hudson-homes.co.uk](mailto:info@hudson-homes.co.uk)

[www.hudson-homes.co.uk/](http://www.hudson-homes.co.uk/)

