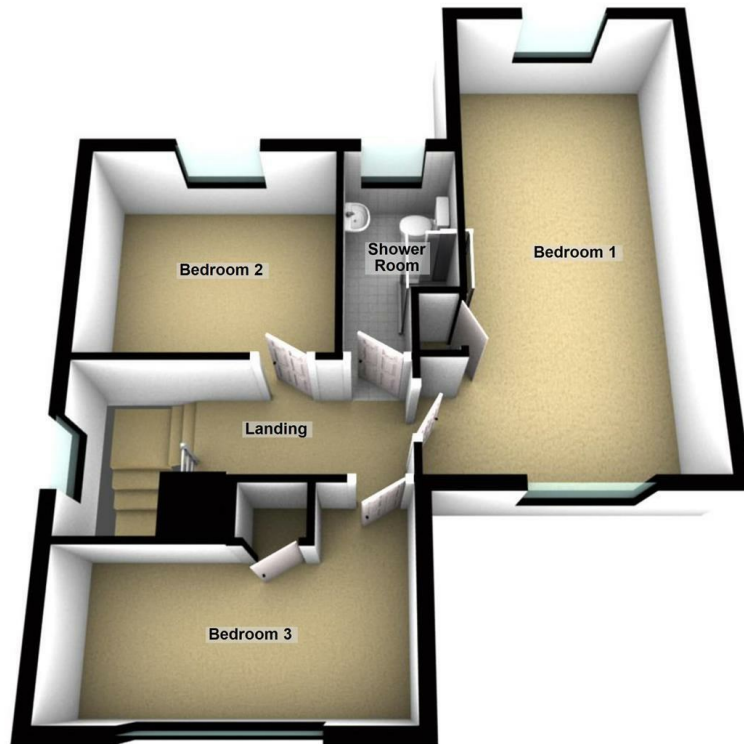


- ENTRANCE PORCH
- HALLWAY
- KITCHEN/DINING AREA
- FAMILY ROOM
- LIVING ROOM
- CLOAKROOM
- STORE ROOM

First Floor



- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- SHOWER ROOM
- GARAGE



Woodcock Holmes
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 01733 303111
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

37 Elmore Road
 Peterborough, PE3 9PS
 Offers In Excess Of £375,000



37 Elmore Road Peterborough PE3 9PS

Don't miss out on this detached family house which has been extended to the rear, is in good condition throughout and sits in a popular area of Peterborough, all available with No Forward Chain!

- EXTENDED FAMILY HOME
- NO FORWARD CHAIN
- POPULAR LOCATION
- FRONT & REAR GARDENS
- MODERN KITCHEN/DINING AREA
- MODERN THREE-PIECE SHOWER ROOM
- PARKING & GARAGE
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- 2 MILE DRIVE TO TRAIN STATION
- CALL 01733 303111 FOR A VIEWING

Viewings: By appointment
Offers In Excess Of £375,000

ENTRANCE PORCH

8'3" x 4'2"

Door to side, tiled flooring, uPVC double glazed window to front, skylight, entrance into the hallway.

HALLWAY

Tiled flooring, stairs to first floor, radiator, access to:

KITCHEN/DINING AREA

27'7" x 13" max

UPVC double glazed window to front and rear, single door to the side that leads to the rear garden. Fitted with a matching range of base and eye level units with fitted worktops, splashback tiles, fitted fridge and freezer, space for oven, fitted stainless steel sink drainer, space for washing machine, tiled flooring, radiator.

FAMILY ROOM

14'5" x 11'7"

UPVC double glazed window to front, fitted carpet, radiator.

LIVING ROOM

17'10" x 12'5" max

UPVC double-glazed window to rear, x2 skylights, laminate flooring, radiator.

CLOAKROOM

9'5" into cupboard x 2'7"

Obscure uPVC double glazed window to side, tow piece suite with low-level WC, wash hand basin, radiator, storage cupboard.

STORE ROOM

Obscure uPVC double glazed window to side, storage under stairs.

LANDING

UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1

21'7" x 9'4"

UPVC double glazed window to front and rear, fitted carpet, radiator, storage cupboard.

BEDROOM 2

9'5" x 10'8"

UPVC double-glazed window to rear, fitted carpet, radiator.

BEDROOM 3

6'4" x 11'5"

UPVC double-glazed window to front, fitted carpet, radiator, storage cupboard.

SHOWER ROOM

6'9" x 5'5"

Obscure uPVC double-glazed window to rear. Three-piece suite with low-level WC, wash hand basin, fully tiled walls and flooring, chrome towel rack style radiator and open walk-in double shower cubicle with shower fitted over and shower screen to side.

OUTSIDE

The front of the property has open lawn space with a shrub border to one side and a path leading to the front door. There is gated side access to the property that leads down to the rear garden.

The rear garden is fully enclosed by timber fencing and features a variety of shrubs, trees, lawn space, a patio area and vegetable patches. There is access to the garage and a single gate to the rear of the garden.

The rear of the property behind the rear garden is access to the garage and parking space.

GARAGE

Brick-built garage with up and over door to the rear leading to parking, single door and window to rear and side leading to the garden.

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away

TENURE

Freehold.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

