



Elmore Road, Peterborough  
**£280,000** Freehold

**Sharman  
Quinney**



# Key Features



- Four Bedrooms
- Downstairs Cloakroom
- Kitchen/Diner
- Off Road Parking
- Enclosed Rear Garden

**ENTRANCE HALL:** UPVC Double glazed entrance door. Radiator. Stairs to first floor.

**CLOAKROOM:** UPVC Frosted double glazed window. Low level WC. Wash hand basin. Radiator.

**LOUNGE:** 4.30m x 4.09m (14'10" x 13'41" to wardrobes) UPVC Double glazed window to front. Radiator. Fitted wardrobes.

**DINING AREA:** 4.39m x 3.87m (14'40" x 12'69") UPVC Double glazed door to side. Radiator. Opening to;





**KITCHEN:** 5.36m x 2.68m (17'58" x 8'79" plus recess) UPVC Double glazed windows and French doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over. Radiator.

## FIRST FLOOR

**LANDING:** Loft access.

**BEDROOM:** 3.12m x 2.65m (10'23" max x 8'69" max) UPVC Double glazed window to front. Radiator.

**BEDROOM:** 3.36m x 1.90m (11' x 6'23") UPVC Double glazed window to front. Radiator.

**BEDROOM:** 2.97m x 1.91m (9'74" max x 6'26" max) UPVC Double glazed window to rear.

**BEDROOM:** 2.89m x 1.90m (9'48" max x 6'23" max) UPVC Double glazed window. Built in cupboard.

**BATHROOM:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Bath with shower over. Heated towel rail.

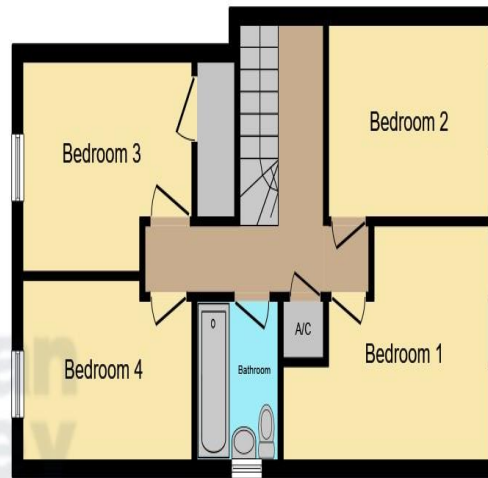
## OUTSIDE

**FRONT:** Driveway providing off road parking.





**Ground Floor**



**First Floor**

Laid to lawn area.

GARAGE

REAR GARDEN


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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