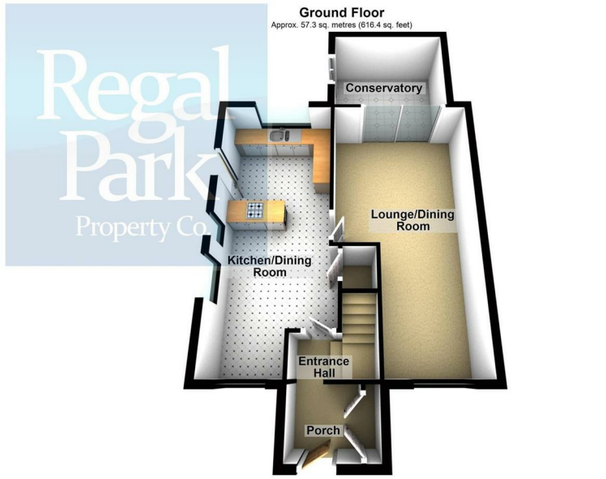
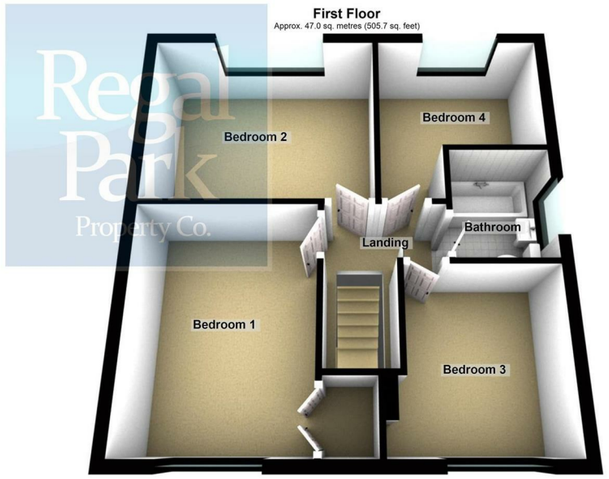


Total area: approx. 104.2 sq. metres (1122.1 sq. feet)



Peterborough
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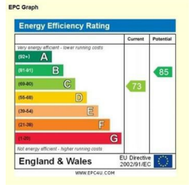
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

Elm Road, Folksworth, Peterborough, PE7 3SX

POPULAR VILLAGE LOCATION *RE-FITTED BATHROOM* *LANDSCAPED REAR GARDEN*
Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular village location of Folksworth, situated within easy access to A1. The property comprises; Entrance Hall, Kitchen/Dining Room, Lounge/Dining Room, Conservatory. The first floor has 4 Bedrooms and a Re-Fitted Bathroom.
There is a Driveway providing off road parking and Single Garage. The rear garden has been landscaped with patio seating area and lawn area.
Viewings Highly Recommended.

EPC Rating: C



Price £380,000
Freehold

Disclaimer
Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

Porch
Radiator, laminate flooring, storage cupboard, door to:

Entrance Hall
Laminate flooring, stairs, open to:

Kitchen/Dining Room
23'2" x 10'0" max (7.06m x 3.05m max)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted combination boiler, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring induction hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, uPVC double glazed window to side, uPVC obscure double glazed window to side, double radiator, vertical radiator, laminate flooring, under-stairs storage with soft close cupboards, uPVC obscure double glazed door to side, door to:

Lounge/Dining Room
23'3" x 11'8" max (7.09m x 3.56m max)
UPVC double glazed window to front, single radiator, double radiator, fitted carpet, telephone point, TV point, double glazed sliding patio door to:

Conservatory
7'11" x 10'2" (2.41m x 3.10m)
UPVC double glazed construction with uPVC double glazed windows and polycarbonate roof, fitted carpet, double glazed sliding patio doors to garden.

Landing
Fitted carpet, access to loft, door to:

Bedroom 1
13'1" x 9'11" max (3.99m x 3.02m max)
UPVC double glazed window to front, radiator, fitted carpet, built in over-stairs double wardrobe(s).

Bedroom 2
9'10" x 12'7" (3.00m x 3.84m)
UPVC double glazed window to rear, radiator, fitted carpet.

Bedroom 3
9'3" x 9'1" max (2.82m x 2.77m max)
UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 4
6'8" x 8'7" (2.03m x 2.62m)
UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom
Re-Fitted with three piece suite comprising deep panelled bath with rain shower over and glass screen, wash hand basin with cupboards under and WC, fully tiled walls, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Outside
There is a Driveway to the front providing off road parking, leading to a Single Garage with electric roller door. The rear garden has a patio area, outside tap, outside power sockets, steps up to lawn area with further patio area, gravel area, gated access both sides.

Offer Procedure and Mortgage Assistance
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.