



Elmore Road, Peterborough PE3 9PT

welcome to

Elmore Road, Peterborough

Set in Netherton, with Jack Hunt School on the doorstep, this larger 5 Bedroom home offers substantial living space in both larger Living Room and Kitchen Diner. Local shops and amenities. Peterborough City is nearby offering a vibrant night life and fast Rail links to London Kings cross.



Kitchen Diner

30' x 10' 8" (9.14m x 3.25m)

Range cooker, space for American fridge freezer, ample wall and base units and work surfaces,

Hallway

Hard wood flooring

Cloak Room

2-piece, part tiled

Living Room

27' 6" 5 x 14' 3" 9 (8.38m 5 x 4.34m 9)

Dual aspect windows

Bedroom

12' 8" 3 x 9' 8" 6 (3.86m 3 x 2.95m 6)

With part tiled en suite, carpet flooring, over bead and side storage

Bedroom

15' 4" x 9' 5" 9 (4.67m x 2.87m 9)

Laminate flooring

Bedroom

15' 4" x 9' 5" 9 (4.67m x 2.87m 9)

Laminate flooring

Bedroom

14' x 9' 4" (4.27m x 2.84m)

Bedroom

10' 6" x 7' 8" (3.20m x 2.34m)

With en suite

Family Bathroom

3-piece suite, fully tiled

" Wonderfully extended 5-bedroom home, opposite Jack Hunt School" We are pleased to offer this extended home which is perfect for a larger Family. Based in Netherton, opposite Jack Hunt School, this property offers larger Kitchen and Dining open plan and 28-foot Living Room, Cloak Room, 5 Bedrooms 2 with en suites and a 3-piece Family Bathroom. To the rear and side of the property, easy care Garden with large Decked area plus a single Garage and ample off-road driveway Parking. To the front and side, a lawned garden. Due to the room sizes, the property could be reconfigured to create a 6th Bedroom, if splitting the Living room, which could be perfect for multi-generational living. Viewings are highly Recommended



view this property online williamhbrown.co.uk/Property/PCG123022



welcome to

Elmore Road, Peterborough

- Wonderful, extended 5 Bedroom family home in Netherton
- 2 En suites
- Driveway parking and garage
- Larger Living Rooms and 30 foot modern kitchen diner
- Jack Hunt and junior Schools on the doorstep

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in the region of

£415,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123022



Property Ref:
PCG123022 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk