

Disclaimers 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, floorplans 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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

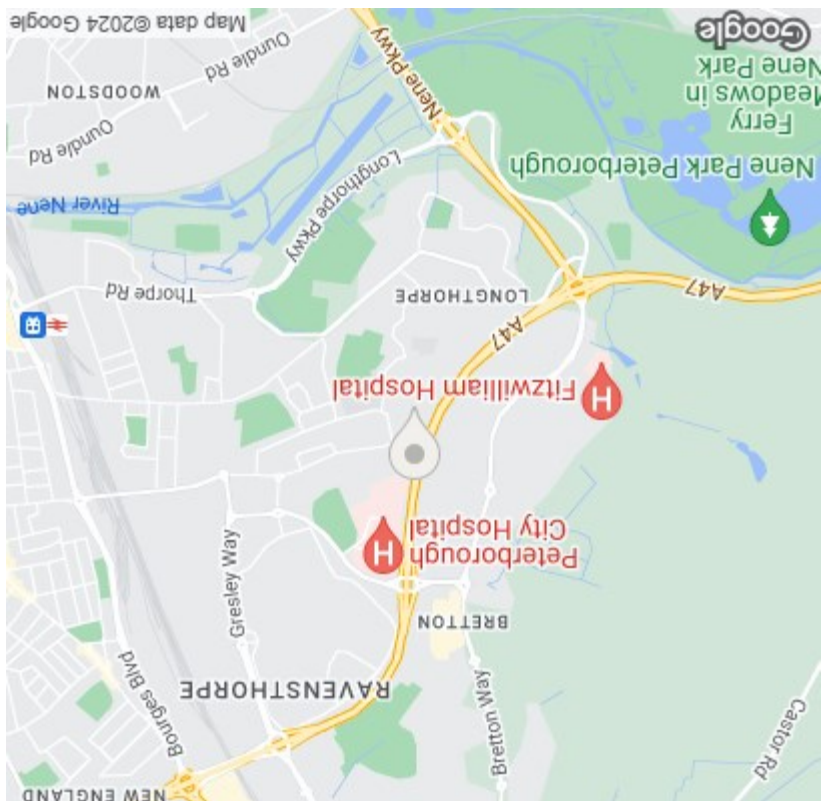
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Rating	
Current	Assumed
A	82
B	66
C	
D	
E	
F	
G	

Any energy efficient - lower rating costs
 Any energy efficient - lower rating costs
 Any energy efficient - higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan



Elmore Road
 Peterborough, PE3 9PS

Offers In Excess Of £340,000 - Freehold , Tax Band - D



Elmore Road

Peterborough, PE3 9PS

City and County are excited to market this spacious, three-bedroom detached property, on a large end plot in a quiet Cul-de-Sac in the desirable location of Netherton, Peterborough. Offering easy access to local amenities, schooling, and transport links, this property is the perfect family home. The property boasts huge potential for someone looking to heavily extend to the rear (subject to planning permission). There is also room at the end of the garden to increase the size of the garage or add additional parking spaces.

Briefly comprising, an entrance hall to the front, downstairs two-piece cloakroom, dining room with uPVC sliding doors leading to the garden, separate living room overlooking the green, and a kitchen/dining room fitted with a range of matching base and eye level units, with space for a dishwasher and a fridge/freezer. Integrated oven and four ring electric hob with an extractor over. Upstairs benefits from three double bedrooms, and a family bathroom fitted with a four-piece suite, comprising, a WC, a wash hand basin, a bath and a separate shower enclosure. Tiled flooring and tiled surround. To the rear, there is an enclosed private garden, which is mainly laid to lawn, with a patio seating area and gated access front and back. To the front, there are private lawned areas and the open green. To the rear offers a detached single garage and off-road parking. Please call the office to arrange your viewing today. Virtual tour attached.

Entrance Hall
8'0" x 3'7"

Living Room
11'6" x 14'4"

WC
6'5" x 2'9"

Dining Room
12'7" x 9'3"

Kitchen/Dining Room
13'1" x 13'3"

Landing
10'2" x 3'7"

Master Bedroom
9'4" x 13'3"

Bathroom
5'6" x 9'4"

Bedroom Two
10'7" x 9'4"



Bedroom Three
11'6" x 6'5"

Garage
9'8" x 21'9"

EPC - D
66/82

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: D
Council tax annual charge: £1994.69 a year (£166.22 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Off Street, Rear, and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D (Potential is B)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

