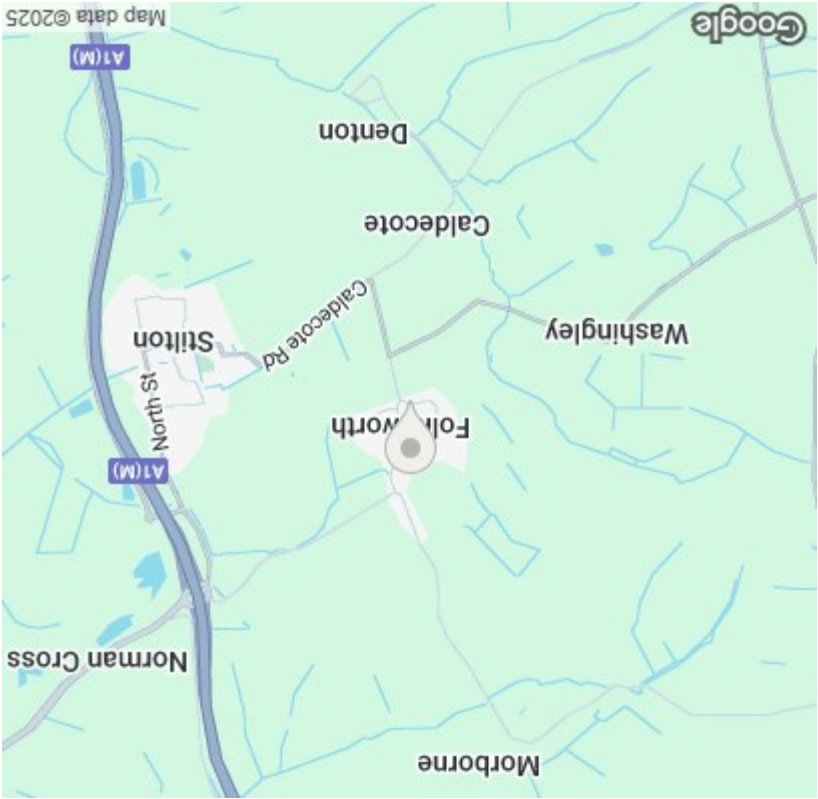




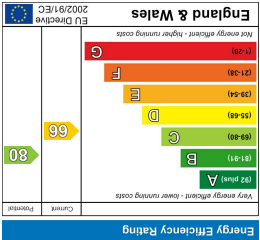
Floor Plan



Area Map



Energy Efficiency Graph



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

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, 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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Elm Road
Folksworth, Peterborough, PE7 3SX

****Guide Price £360,000 - £380,000****
Welcome to Elm Road, Folksworth, Peterborough - a charming detached house that offers a stunning family home with picturesque field views to the rear. This property has been tastefully extended and modernised, boasting a luxurious breakfast kitchen that is sure to be the heart of the home.

As you step inside, you'll be greeted by well-presented and versatile living accommodation, perfect for both relaxing with family and entertaining guests. The ground floor comprises of an entrance hall, bay fronted living room, dining room, and a luxurious kitchen/breakfast room with quartz worktop and integrated appliances, which leads into an extension with another seating area. Furthermore, to the upstairs there are three bedrooms, and a modern three piece family bathroom with shower over the bath. The landscaped rear garden is a true gem, featuring a raised deck area and patio where you can enjoy the peaceful surroundings. Convenience is key with a detached single garage and ample off-street parking on the driveway, ensuring that parking will never be an issue. Whether you're looking for a peaceful retreat or a place to create lasting memories with your loved ones, this property offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this beautiful cluster house your new home. Book a viewing today and start envisioning the life you could build in this wonderful property.

Entrance Hall
4'0" x 4'10"

Living Room
13'11" x 14'7"

Dining Room
10'9" x 8'9"

Kitchen/Breakfast Room
21'4" x 10'5"

First Floor Landing
6'10" x 5'8"

Master Bedroom
10'10" x 11'9"

Bedroom Two
11'7" x 8'0"

Bathroom
5'5" x 6'3"

Bedroom Three
6'10" x 9'0"

Garage
16'8" x 8'2"

EPC - D
66/80

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. 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

