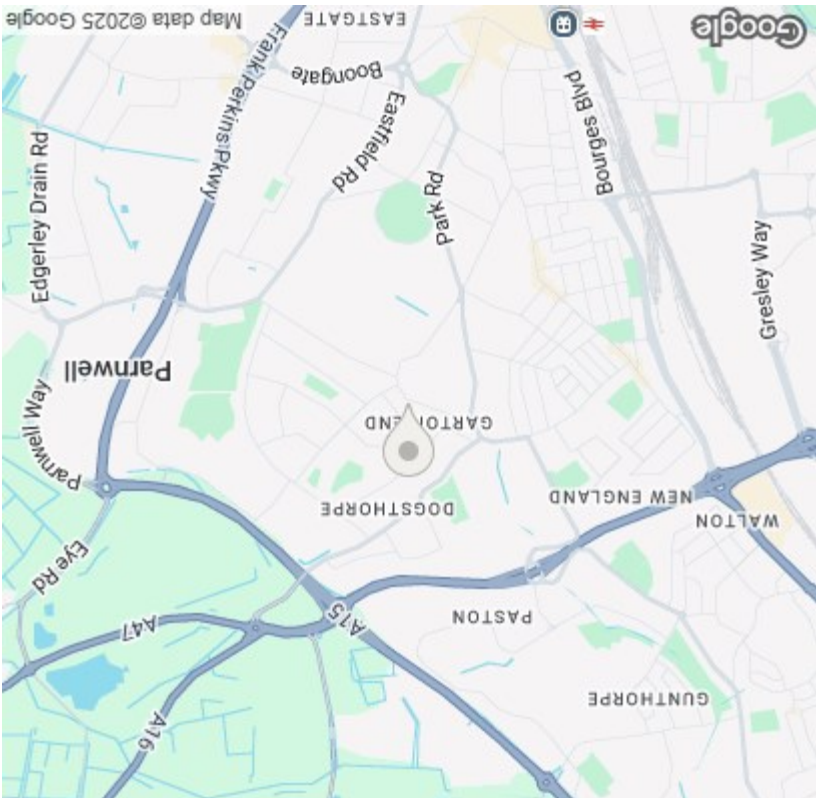
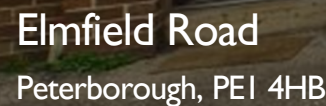


Energy Efficiency Rating		Current	Future
		Very energy efficient - lower running costs	
		A (72 plus)	B (81 plus)
		86	

Energy Efficiency Graph



Area Map



Guide Price £220,000 - Freehold , Tax Band - A



Elmfield Road

Peterborough, PE1 4HB

GUIDE PRICE £220,000 - £230,000

Elmfield Road in Peterborough presents an excellent opportunity for first-time buyers or families, offering a well-located end-of-terrace home with a welcoming feel. This charming property boasts a spacious, enclosed rear garden—perfect for children, pets, or entertaining—along with a driveway that comfortably fits two cars. Ideally situated, it provides easy access to the A47 for commuters, while being just a short distance from Peterborough City Centre. Families will appreciate the nearby local schools and amenities, and the home’s position within walking distance of Central Park adds a lovely touch of greenery and leisure right on your doorstep.

Nestled on Elmfield Road in Peterborough, this well-presented end-of-terrace property offers a thoughtfully laid-out and functional living space spread across two floors, ideal for first-time buyers or a growing family. The ground floor opens into a welcoming entrance hall, leading into a spacious lounge with a charming bay window that fills the room with natural light. Adjacent is the dining room, which flows seamlessly into a well-equipped kitchen—creating a sociable hub for family meals or entertaining. To the rear of the ground floor, there’s the added convenience of a downstairs VWC. Upstairs, the home features three well-proportioned bedrooms, including a generously sized master bedroom and a spacious second bedroom, with the third offering a great option for a child’s room, nursery, or home office. The first floor is completed by a modern family bathroom, easily accessible from the central landing. Externally, the property boasts a large enclosed rear garden, perfect for outdoor living and offering plenty of space for children to play or for summer gatherings. A private driveway at the front provides off-road parking for two vehicles. Located within easy reach of local amenities, reputable schools, and excellent transport links including the A47, the property also benefits from being within walking distance to Central Park and just a short trip from Peterborough City Centre, combining convenience with a community feel. This is a home that effortlessly blends comfort, practicality, and location.

Entrance Hall

5'3" x 10'9"

Lounge

11'10" x 10'11"

Dining Room

10'9" x 10'10"

WC

2'4" x 6'0"

Kitchen

6'6" x 10'10"

Landing

3'10" x 7'4"

Master Bedroom

8'10" x 11'1"

Bedroom Two

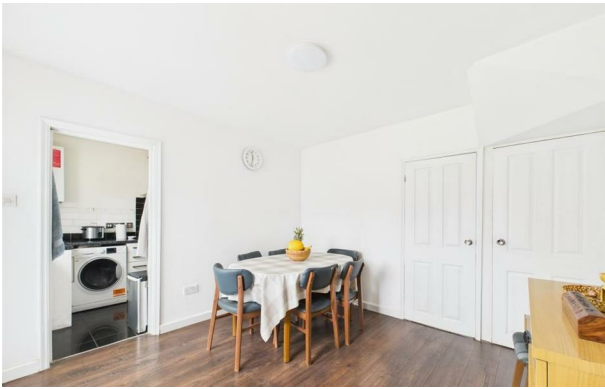
10'4" x 11'1"

Bathroom

7'3" x 7'11"

Bedroom Three

6'9" x 6'0"



EPC - D

57/86

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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, 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.

