Elm Road, Folksworth, Peterborough

**Price: £190,000 Freehold**

- Two Bedrooms
- Mid-Terraced House
- Kitchen/Dining Room
- Enclosed Rear Garden
- Off Road Parking to the Rear
- Desirable Village Location

EPC Rating: C

www.sharmanquinney.co.uk
Entrance Hall
White UPVC front door. Wood laminate flooring. Coat hooks to wall.

Lounge
14'11" x 9'5" (4.26m x 2.74m). Double glazed window to front elevation. Feature brick fireplace. Wood floor. Radiator. TV point. Stairs to first floor.

Kitchen/Dining Room
13'4" x 8'2" (3.96m x 2.43m). Double glazed window to rear elevation. Radiator. Kitchen fitted with a range of base and eye-level units with work-top over and tiled splashbacks. Stainless Steel sink and drainer, with mixer tap over. Space for cooker. UPVC rear access door leading to rear garden. Space for washing machine. Wall mounted combi-boiler.

First Floor Landing
Airing Cupboard. Loft Access.

Master Bedroom
11'0" x 11'4" (3.35m x 3.35m). Double glazed window to front elevation. Radiator. Built in wardrobes. Wood Laminate flooring.

Bedroom Two
12'1" x 7'3" max (3.65m x 2.13m). Double glazed window to rear elevation. Radiator. Built in cupboards.

Family Bathroom

Outside the Property
Rear Garden is mainly laid to lawn with patio area towards the house. Rear access gate. Timber fence boundaries. There is a parking space to the rear of the property.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.
4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.  
Ref: YAX202519 - 0004