



## 72 Elmfield Road Peterborough PE1 4HB

Asking price £235,000



Situated in a convenient and well-established residential area of Dogsthorpe, this well-presented three bedroom end-of-terrace home offers spacious accommodation, practical living space and excellent access to local amenities, making it an ideal purchase for first-time buyers, growing families or investors alike.



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The ground floor accommodation comprises a Entrance Hall leading through to a bright and comfortable Lounge, a separate Dining Room provides an excellent space for entertaining or family meals, while the Kitchen is positioned to the rear of the property, offering functional workspace.

To the first floor, the property benefits from two generous double bedrooms and a well-proportioned single bedroom, ideal as a child's room, home office or nursery. The layout is practical and well-suited to modern family living.

Externally, the home continues to impress. To the front, there is a block-paved double-width driveway providing off-road parking for two vehicles, a valuable feature in this central location.

To the rear, you will find a fully enclosed garden offering privacy and a safe space for children or pets, with scope for further landscaping or personalisation.

Recent improvements include UPVC double glazing throughout and a gas boiler, enhancing the home's energy efficiency and providing peace of mind for prospective buyers.

Elmfield Road enjoys a central and highly convenient position within Peterborough. The property is within easy reach of Peterborough City Centre, which offers a wide range of shops, restaurants and leisure facilities. Peterborough Railway Station is approximately a short drive away, providing direct high-speed links to London King's Cross in under an hour, making this an excellent choice for commuters.

The property is also well-served by local schooling, with several primary and secondary schools nearby including Fulbridge Academy, All Saints' CE Primary School and Thomas Deacon Academy, all within comfortable reach.

This property represents an excellent opportunity in a popular and well-connected part of Peterborough. Early viewing is highly recommended

Entrance Hall - 10'10 x 5'5

Lounge - 10'10 x 12'2

Laminate flooring, radiator, stairs to first floor, under stair storage.

Carpeted flooring, radiator, uPVC double glazed bay window to the front.

Dining Room - 10'11 x 10'11

Carpeted flooring, radiator, uPVC double glazed window to the rear, wood framed door leading to garden, storage cupboard.

Kitchen - 10'11 x 6'7

Vinyl flooring, uPVC double glazed window facing the rear, fitted wall and base units, freestanding electric oven, space for fridge/freezer and washing machine, single sink with drainer and mixer tap.

Landing - 7'6 x 6'8

Carpeted flooring, wooden doors to all first floor accommodation, loft access.

Bedroom One - 10'11 x 11'10

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Two - 10'11 x 10'11

Carpeted flooring, radiator, uPVC double glazed window to the front.

Bedroom Three - 6'0 x 6'8

Carpeted flooring, radiator, uPVC double glazed window to the front.

Bathroom - 7'10 x 5'9

Laminate flooring, radiator, frosted uPVC double glazed window facing the rear. Standard WC, pedestal mounted wash hand basin, panelled bath, tiled walls, extractor fan.

Front -

Block paved double width driveway adequate for two vehicles.

Garden -

Enclosed by timber lap fencing, combination of patio area and lawn.

## Area Map



## Floor Plans



## Energy Efficiency Graph

