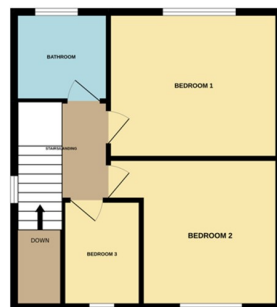
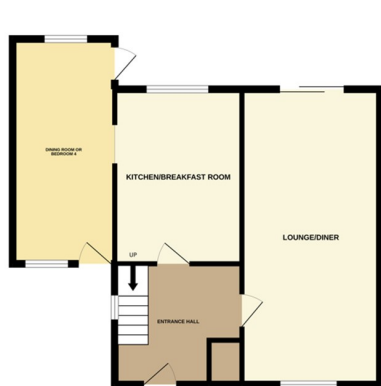




76 Norman Road, Peterborough PE1 5LD

£240,000



*** No Onward Chain Opportunity *** "Offers are invited in excess of £240,000 for this Three/Four Bedroom Home with off road parking, close to Peterborough's City Centre. Offering a generous rear garden with a substantial stoned patio area, this family home has the option of an additional reception room or a downstairs fourth bedroom. EPC Energy Rating - C/ Council Tax Band - A".

ENTRANCE HALL

UPVC double glazed door to front aspect, UPVC double glazed window to side aspect, storage cupboard, laminate flooring and stairs to first floor.

KITCHEN

13' 04" x 9' 07" (4.06m x 2.92m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, space for a cooker, space for a fridge / freezer, plumbing for a washing machine, partly tiled walls and tiled flooring. UPVC double glazed window to rear.

LOUNGE

21' 06" x 10' 08" (6.55m x 3.25m) (approx) UPVC double glazed window to front aspect, UPVC double glazed patio doors to garden and radiator.

DINING ROOM / BEDROOM 4

17' 02" x 7' 0" (5.23m x 2.13m) (approx) UPVC double glazed windows to front and rear aspect, side door to garden and side door to front (access) laminate flooring and radiator.

LANDING

Laminate flooring.

BEDROOM 1

14' 01" x 9' 09" (4.29m x 2.97m) (approx) UPVC double glazed window to rear aspect, laminate flooring and radiator.

BEDROOM 2

14' 01" x 11' 07" (4.29m x 3.53m) (approx) UPVC double glazed window to front aspect, laminate flooring and radiator.

BEDROOM 3

8' 10" x 6' 08" (2.69m x 2.03m) (approx) UPVC double glazed window to front aspect, laminate flooring and radiator.

BATHROOM

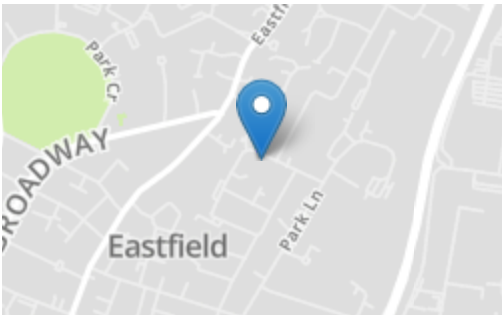
Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over, fully tiled walls, radiator and tiled flooring. UPVC double glazed window to rear aspect.

OUTSIDE

The front of the property is enclosed by a dwarf brick wall with drive and garden to side. The rear of the property is enclosed by fencing, laid to lawn and gravel area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		90
(81 to 91) B		
(69 to 80) C		69
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland EU Directive 2002/91/EC		

