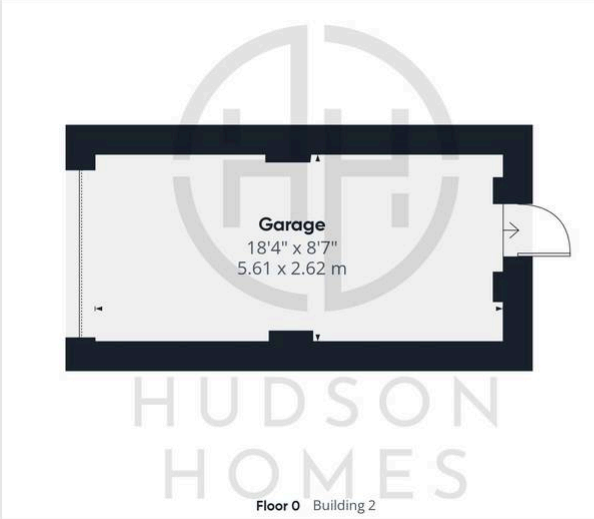
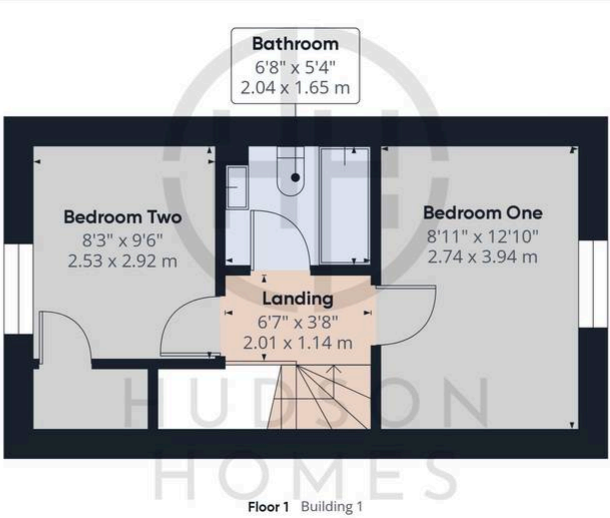
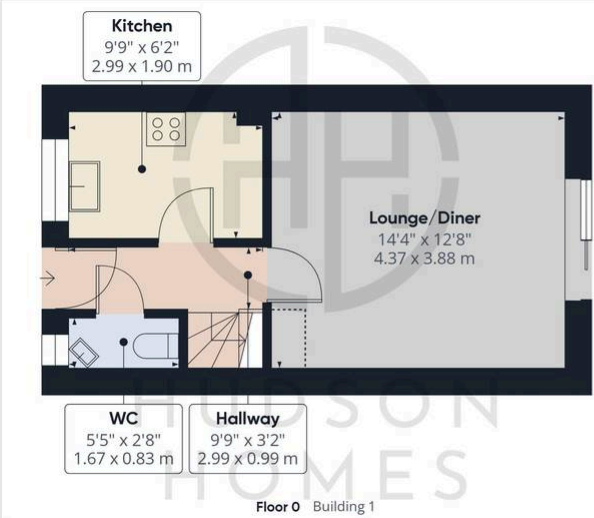


## 38 Emperor Way, Peterborough

£210,000 Freehold

NO FORWARD CHAIN • RECENTLY REDECORATED THROUGHOUT • LOUNGE/DINER with PATIO DOORS TO THE GARDEN • TWO DOUBLE BEDROOMS ONE with FITTED CUPBOARD • BATHROOM & DOWNSTAIRS CLOAKROOM • SINGLE GARAGE & DRIVEWAY PARKING • COUNCIL TAX BAND B £1700 PER YEAR • TOTAL FLOOR AREA 59 SQUARE METRES & ENERGY RATING B • 2.1 MILES TO THE TRAIN STATION & CITY CENTRE • SHORT WALK TO SHOPS & SCHOOLS





**Approximate total area<sup>(1)</sup>**  
1312.68 ft<sup>2</sup>  
121.95 m<sup>2</sup>

**Reduced headroom**  
5.32 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Hudson Homes

8 Crusader Court

Peterborough

PE7 3PU

01733 788 222