



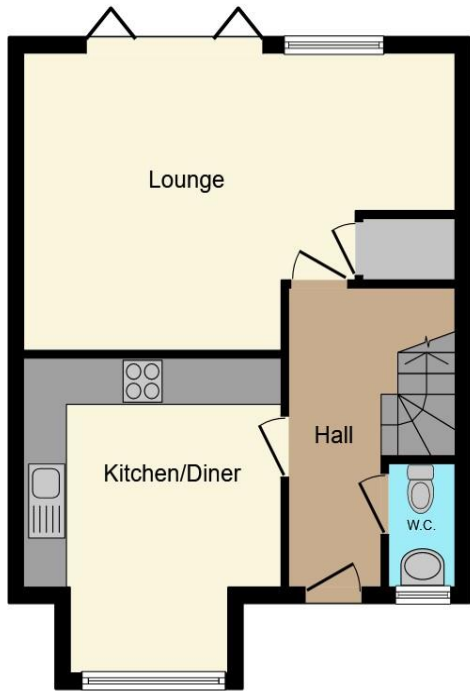
**Marchment Square, Peterborough PE3 6QR**

**welcome to**

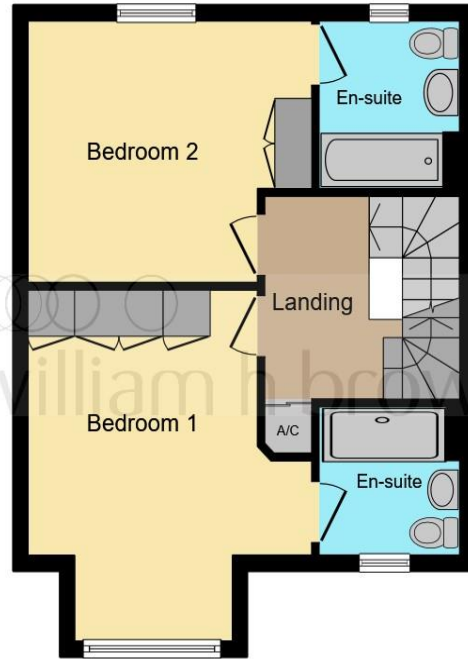
## **Marchmont Square, Peterborough**

Presenting an exceptional modern 3-story property located in a highly sought-after area of Peterborough, just moments from the city centre. This stunning home offers spacious and contemporary living across three floors, perfect for families or professionals seeking both style and convenience. On the ground floor you'll find a sleek, open-plan kitchen and dining area, a bright and inviting lounge, as well as a convenient downstairs toilet. The property boasts an enclosed rear garden, ideal for outdoor relaxation, and off-road parking. Moving to the first floor, there are two generously sized bedrooms, each featuring its own private en suite, providing privacy and comfort. The top floor offers a third bedroom, complete with another en suite, creating a luxurious space that could serve as a master suite or guest room. This property combines modern design with practical living, making it a must-see for those looking for a high-quality home in a prime location.





**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen / Diner**

13' 4" x 11' 9" ( 4.06m x 3.58m )

**Lounge**

19' 9" x 12' 8" ( 6.02m x 3.86m )

**First Floor And Landing**

**Bedroom One**

14' 11" x 12' 11" ( 4.55m x 3.94m )

**En-Suite**

6' 6" x 6' 3" ( 1.98m x 1.91m )

**Bedroom Two**

12' 11" x 10' 11" ( 3.94m x 3.33m )

**En-Suite**

7' 1" x 6' 6" ( 2.16m x 1.98m )

**Second Floor And Landing**

**Bedroom Three**

13' 11" x 9' 10" ( 4.24m x 3.00m )

**En-Suite**

6' 6" x 6' 6" ( 1.98m x 1.98m )

**Agents Note**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Marchmont Square, Peterborough

- MODERN THREE STOREY HOUSE
- THREE BEDROOMS
- THREE EN-SUITES
- CLOAKROOM
- KITCHEN/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121490](http://williamhbrown.co.uk/Property/PCG121490)



Property Ref:  
PCG121490 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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