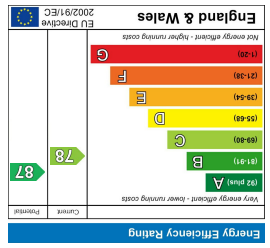


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



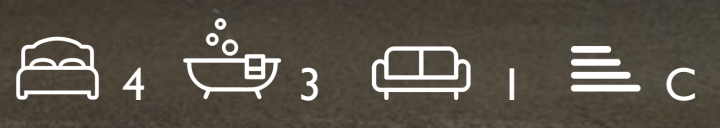
Floor Plan

Viewing
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Walnut Mews
 Peterborough, PE3 6GJ

Guide Price £425,000 - Freehold , Tax Band - E



I Walnut Mews

Peterborough, PE3 6GJ

GUIDE PRICE £425,000 - £440,000

We are delighted to offer for sale with NO FORWARD CHAIN, this modern and spacious home conveniently situated a short walk away from Peterborough train station and city centre. The property itself sits on a private road off the highly sought after Thorpe Road, in a small exclusive development constructed circa 2009.

The property comprises on the ground floor of an entrance hallway, downstairs cloakroom, modern kitchen/diner with integrated appliances and tiled flooring, large utility room with storage and an attached single garage. Moving on to the first floor, there is a large dual aspect living room, as well as two double bedrooms, one with an en-suite shower room. Furthermore, on the top floor there is a double bedroom with en-suite, three-piece family bathroom and another large dual aspect double bedroom. The current owner took down a wall within the top dual aspect double bedroom, making this property a four bedroom house rather than five. However, it would be very easy to erect a stud wall to turn this back into a five bedroom house, as the original doors are still both in place. To the exterior, there is a small front and side garden, with a dedicated parking space in front of the garage, whilst to the rear there is a fully enclosed, mature garden with side gated access surrounded by trees, offering a good degree of privacy. There is also visitor parking available for this exclusive development.

Entrance Hall

6'3" x 9'8"

Kitchen/Diner

10'0" x 19'9"

WC

3'3" x 4'4"



Utility Room

16'3" x 5'6"

First Floor Landing

9'7" x 5'1"

Living Room

10'2" x 19'10"

Hallway

3'0" x 4'0"

Bedroom Three

10'2" x 9'9"

En-Suite To Bedroom Three

6'4" x 5'7"

Bedroom Four

6'11" x 9'7"

Second Floor Landing

6'4" x 13'5"

Bathroom

6'8" x 5'10"

Master Bedroom

10'2" x 19'10"

Bedroom Two

10'2" x 13'8"

En-Suite To Bedroom Two

7'7" x 5'8"

Garage

9'8" x 16'11"

EPC - C

78/87

Tenure - Freehold

There is a community green space charge, last years figure was £600 per annum, current figure to be confirmed.

IMPORTANT LEGAL INFORMATION AWAITING CONFIRMATION

