

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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

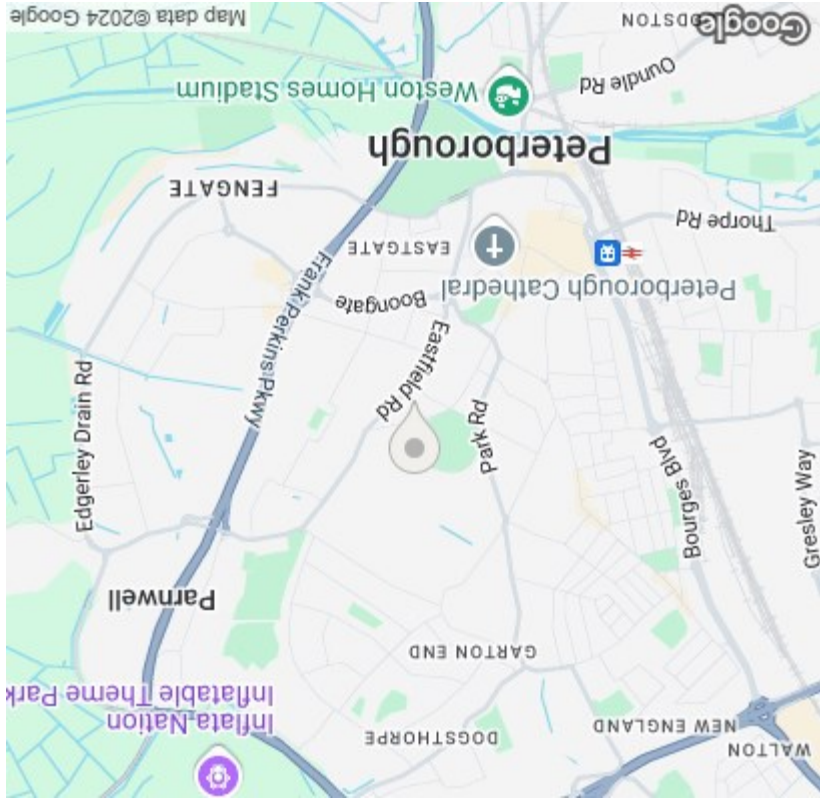
Energy Efficiency Rating	
Current	Assumed
84	84
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC

For energy efficient - lower running costs

For energy inefficient - higher running costs

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing

Viewing

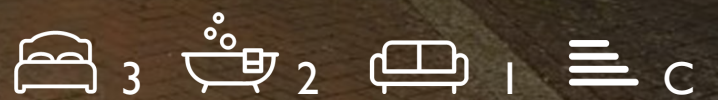


Floor Plan



St. Marys Close
Peterborough, PE1 4DR

£225,000 - Freehold , Tax Band - B



St. Marys Close

Peterborough, PE1 4DR

Nestled in the charming St. Marys Close, Peterborough, this delightful semi-detached house offers a perfect blend of comfort and convenience. Boasting one reception room, three bedrooms, a downstairs shower room and an upstairs family bathroom, this property is ideal for both first-time buyers and families alike.

One of the standout features of this lovely home is the parking space available for two vehicles, including an integral garage and a driveway for one car. The private enclosed rear garden provides a tranquil retreat, perfect for relaxing or entertaining guests. Conveniently located in a private cul-de-sac in Peterborough city centre, this property offers easy access to all amenities. Within walking distance, you'll find the city centre, train station, central parking, and schools, making daily life a breeze.

With no forward chain, this property presents a fantastic opportunity to settle into a comfortable and well-connected home in the heart of Peterborough. Don't miss out on the chance to make this wonderful property your own!

Entrance Hall

4'7" x 5'11"

Kitchen

12'6" x 7'1"

Lounge

20'8" x 14'6"

Shower Room

6'3" x 3'0"

Landing

9'2" x 3'1"

Master Bedroom

15'0" x 8'11"

Bedroom Two

11'10" x 8'11"

Bathroom

6'3" x 6'0"

Bedroom Three

11'0" x 6'0"



Garage

18'6" x 7'8"

EPC - C

69/84

Tenure - Freehold

IMPORTANT LEGAL

INFORMATION

Material Information

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway, Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

