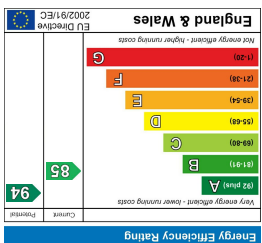


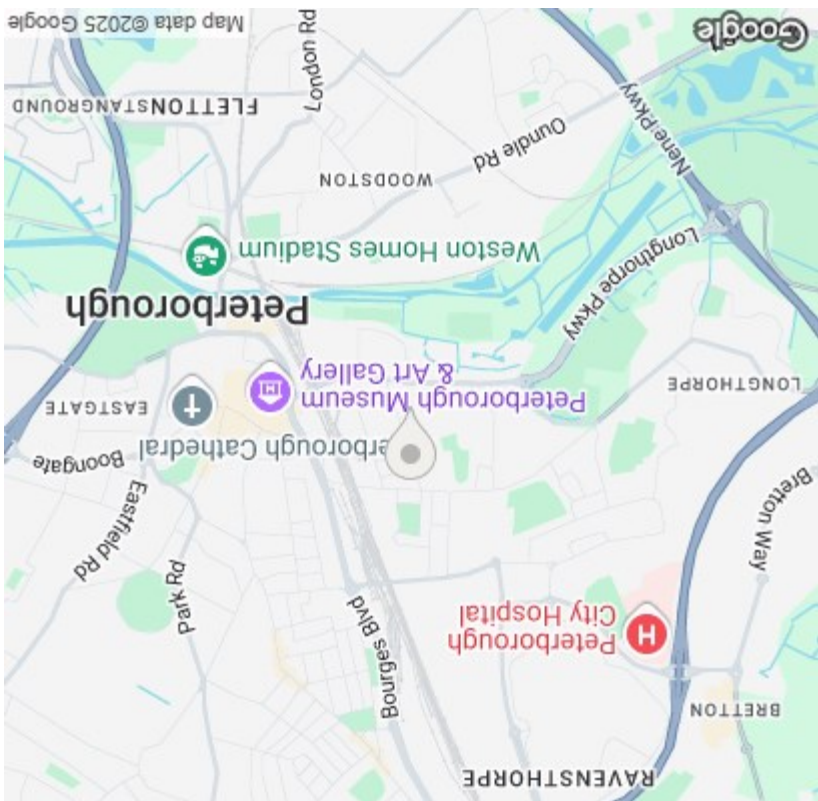
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

## Viewing



## Energy Efficiency Graph



## Area Map



## Floor Plan





St. Johns Close

Peterborough, PE3 6GZ

\*\*\* Guide Price £370,000-£390,000 \*\*\*

St John's Close in Peterborough offers an exceptional opportunity to own a stunning mid-terrace townhouse in the heart of the city. Immaculately presented throughout, this home boasts a well-designed layout perfect for family living. The master bedroom benefits from a stylish en-suite, while the integral garage and block-paved driveway provide both convenience and secure parking. Situated within walking distance of Peterborough Train Station, commuting is effortless, and with excellent local schools nearby, it's an ideal choice for families. Combining modern comfort with a prime city centre location, this property is a must-see.

Situated in the heart of Peterborough, this exceptional four-bedroom mid-terrace townhouse on St John's Close offers spacious and contemporary living across three well-appointed floors. Immaculately presented throughout, the property is perfect for families seeking both comfort and convenience. Upon entering, a welcoming hallway leads to a stylish open-plan kitchen and dining area, creating the ideal space for entertaining. The kitchen is complemented by modern fittings and direct access to the rear garden. This floor also benefits from a convenient downstairs WVC and an integral garage, offering additional storage or secure parking. The first floor boasts a generously sized lounge, perfect for relaxation, and a well-proportioned master bedroom complete with an elegant en-suite shower room. Natural light floods the space, enhancing the modern feel of the home. The top floor features three additional spacious bedrooms, each thoughtfully designed to accommodate growing families or home office needs. A contemporary family bathroom completes this level, offering both style and functionality. Externally, the property benefits from a block-paved driveway, providing off-road parking. The sought-after city centre location ensures easy access to local schools, shopping, and dining, while Peterborough Train Station is within walking distance, making commuting effortless. With its modern design, immaculate condition, and prime location, this stunning townhouse is a fantastic opportunity for families and professionals alike.

- Entrance Hall  
23'5" x 2'10"
- WC  
3'4" x 7'4"
- Kitchen Diner  
12'4" x 16'10"
- First Floor Landing  
4'1" x 10'2"
- Lounge  
12'2" x 17'0"
- Master Bedroom  
11'5" x 9'7"
- En-Suite  
8'3" x 7'0"
- Second Floor Landing  
9'8" x 3'3"
- Bedroom Two  
15'10" x 8'5"
- Bedroom Three  
12'3" x 8'2"



- Bathroom  
5'5" x 8'3"
- Bedroom Four  
12'1" x 8'5"
- Garage  
19'7" x 10'7"
- EPC - B  
85/94
- Tenure - Freehold
- There is a community Green Space Charge payable, current figure is £300 per annum.
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Single Garage, Residents Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.