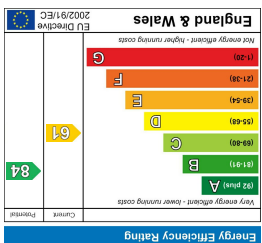


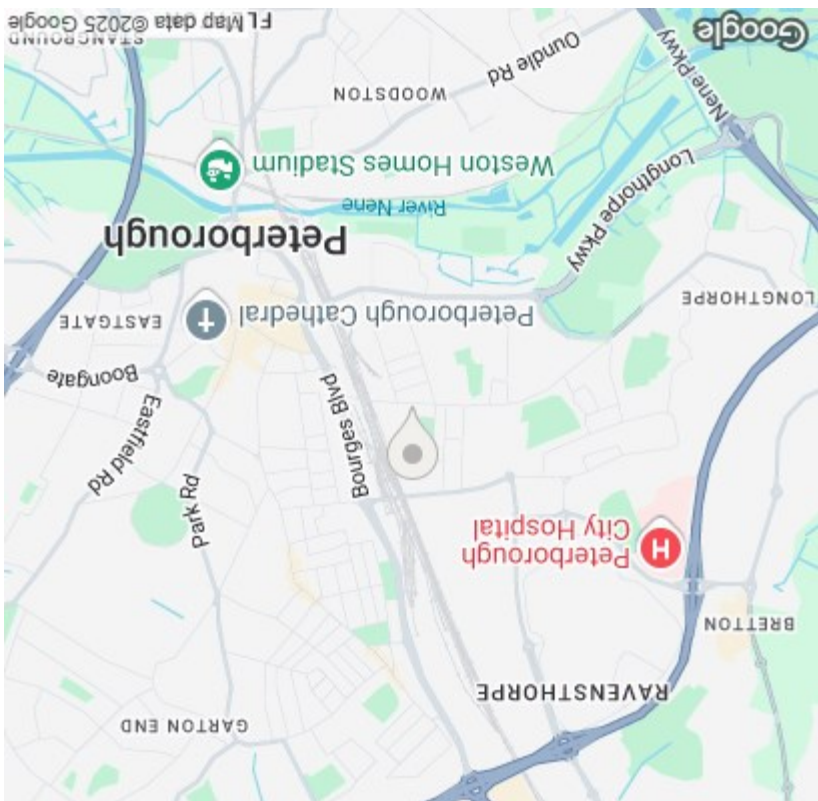
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peteterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



Mayors Walk

West Town, Peterborough, PE3 6ET

A deceptively spacious four-bedroomed semi-detached family home, ideally situated in the heart of Peterborough. Boasting two reception rooms, a generous kitchen/dining room, two family bathrooms, and a utility area, this versatile property offers excellent living accommodation across two floors. Externally, there is a good-sized enclosed rear garden with the potential to create off-road parking, with kerb-dropping permission already granted. Just a short walk from the city centre and Peterborough train station, this no forward chain property represents an ideal investment or family purchase — virtual tour available.

Set in a prime central location on Mayors Walk, this well-proportioned period home offers an abundance of space and flexibility, making it ideal for families or investors. Enter through the welcoming entrance hall which leads to two spacious reception rooms — a front-facing lounge with bay window and a second sitting/dining area perfect for entertaining. To the rear, the kitchen/dining room provides ample workspace and room for family meals, while the adjoining reception/utility area and ground floor bathroom add further practicality to the layout. A useful storage cupboard and additional hallway space enhance the functionality of the ground floor. Upstairs, the first floor comprises four well-sized bedrooms, including a generous master and two further doubles, plus a fourth bedroom ideal as a home office or nursery. A second family bathroom serves the upper floor. The rear garden is enclosed and offers great potential for creating off-road parking, with kerb-dropping permission already in place (subject to works). Its location is superb — just a short stroll to Peterborough train station, city centre amenities, and transport links. Offered with no onward chain, this is a fantastic opportunity for those seeking city-centre living, space to grow, or a ready-to-go rental investment.

Entrance Hall
0.95 x 3.77 (3'1" x 12'4")

Living Room
3.97 x 4.65 (13'0" x 15'3")

Dining Room
4.00 x 3.93 (13'1" x 12'10")

Storage Cupboard
0.96 x 2.94 (3'1" x 9'7")

Hallway
0.93 x 1.16 (3'0" x 3'9")

Reception Room
3.16 x 3.62 (10'4" x 11'10")

Kitchen
3.11 x 2.38 (10'2" x 7'9")

Hallway
1.37 x 2.14 (4'5" x 7'0")

Bathroom
1.66 x 2.11 (5'5" x 6'11")

Landing
1.75 x 1.82 (5'8" x 5'11")

Hallway
1.82 x 5.12 (5'11" x 16'9")

Master Bedroom
3.05 x 4.65 (10'0" x 15'3")

Bedroom Two
3.12 x 3.92 (10'2" x 12'10")

Bathroom
1.28 x 1.65 (4'2" x 5'4")

Bedroom Three
3.11 x 3.11 (10'2" x 10'2")



Bedroom Four
1.83 x 2.72 (6'0" x 8'11")

EPC - D

61/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
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 NOT allowed: 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: Street Parking - Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

