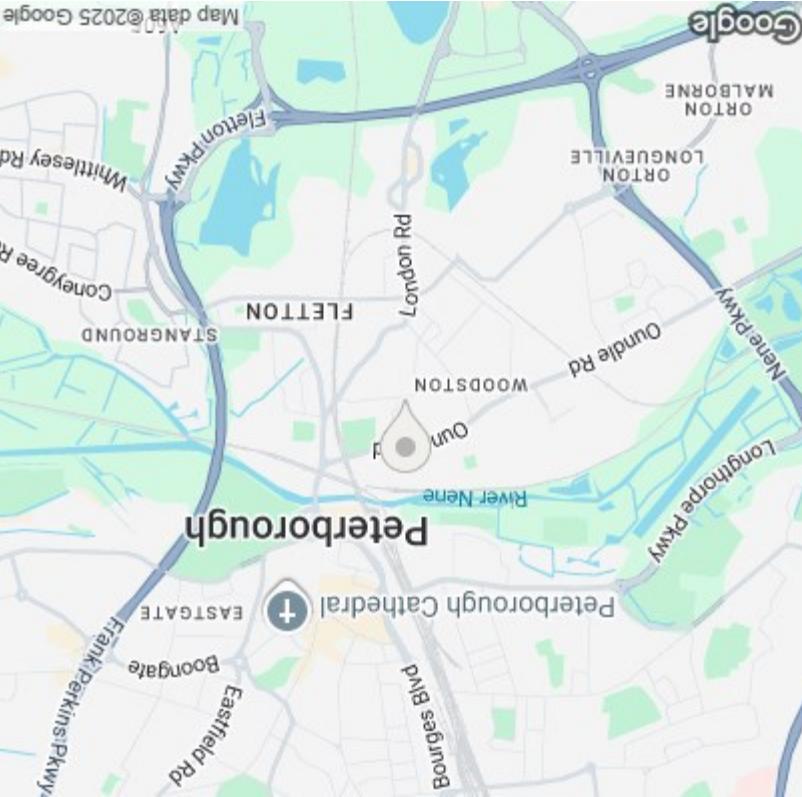
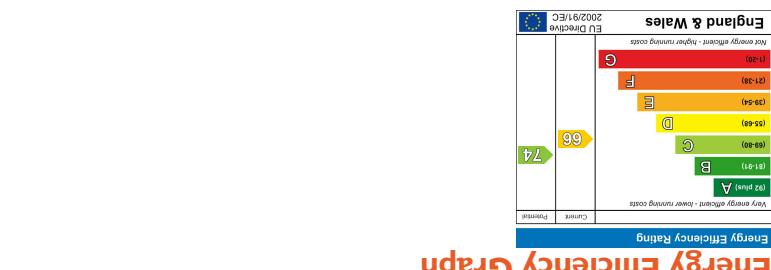


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residents/housing-selective-licensing>

Discriminatory notices and specific fixtures have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or any fixtures. All photographs, measurements, floorplans and descriptions 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 contact our Sales Particulars as a general guide to the validity of any guarantee. All photographs, measurements, floorplans and descriptions 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.



Area Map

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

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



Floor Plan



## Queens Walk

Peterborough, PE2 9AJ

Situated on Queens Walk in Fletton, Peterborough, this charming mid-terrace property offers an ideal opportunity for first-time buyers or investors alike. Perfectly positioned within walking distance of Peterborough City Centre and the train station, it provides easy access to shops, restaurants, and excellent transport links. Inside, the home features two spacious reception rooms, offering flexibility for modern living and entertaining. Outside, you'll find a private, low-maintenance garden complete with brick-built storage sheds, while on-street parking adds to the convenience. Combining location, practicality, and potential, this property is a fantastic choice for anyone looking to enjoy city-centre living with a touch of comfort and character.

This beautifully presented mid-terrace home on Queens Walk, Fletton, Peterborough, offers a well-designed layout that combines space, comfort, and practicality—making it an ideal choice for first-time buyers or investors. Upon entering, you are welcomed by a bright entrance hall leading into a spacious living room, perfect for relaxing or entertaining. Beyond this, the generous dining room provides an excellent setting for family meals or gatherings and seamlessly connects to the modern kitchen, which offers ample workspace and direct access to the rear garden. Upstairs, the property continues to impress with a large master bedroom and a second well-proportioned bedroom, both designed to maximise light and space. The family bathroom is tastefully arranged, offering both style and functionality. Externally, the property benefits from a private, low-maintenance garden—ideal for outdoor dining or quiet relaxation—and includes brick-built storage sheds for added convenience. On-street parking is available, and the home is just a short walk from Peterborough City Centre and the train station, providing excellent transport links and easy access to local amenities. Combining a superb location with generous living accommodation, this property delivers an appealing blend of city convenience and homely comfort.

### Entrance Hall

0.98 x 4.38 (3'2" x 14'4")

### Living Room

3.63 x 3.33 (11'10" x 10'11")

### Dining Room

4.73 x 3.32 (15'6" x 10'10")

### Kitchen

1.93 x 5.23 (6'3" x 17'1")

### Landing

2.76 x 1.92 (9'0" x 6'3")

### Master Bedroom

4.74 x 3.34 (15'6" x 10'11")

### Bathroom

1.81 x 3.32 (5'11" x 10'10")

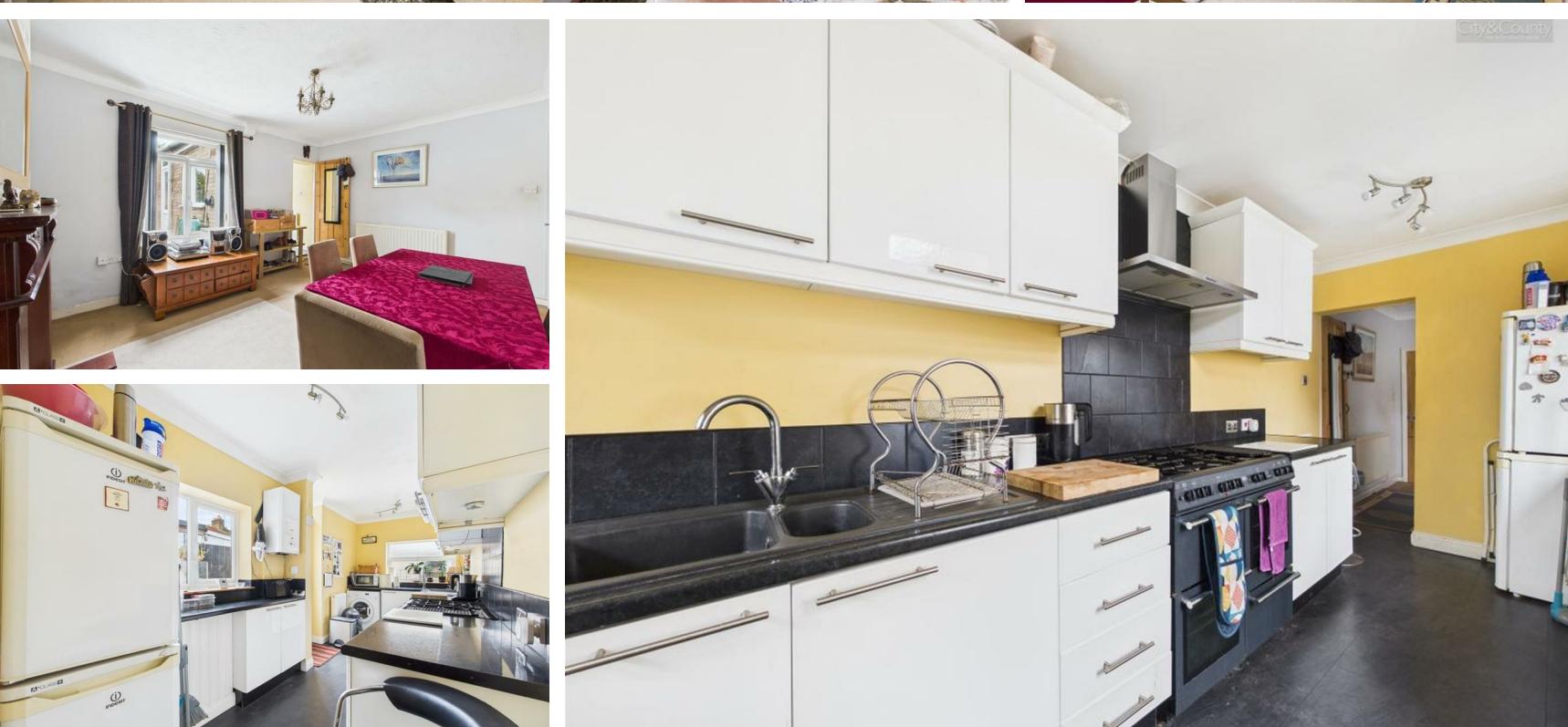
### Bedroom Two

2.77 x 2.32 (9'1" x 7'7")

### EPC - D

66/74

### 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: On Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
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**