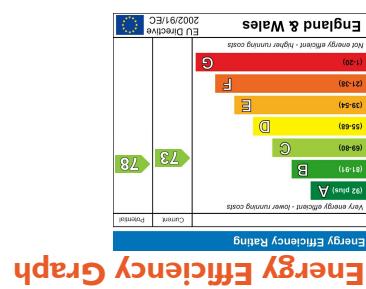


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <http://www.propertyhouseguide.com/licensing/sele...>  
PURCHASES OF APARTS OR OTHER AXIOMS OF BUILDINGS. PLEASE DETAILS SERVICE CHARGES AND GROUND RENT (WHERE APPLICABLE) ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED BY YOUR SOLICITOR PRIOR TO EXCHANGE OF CONTRACTS.



## Viewing



## Floor Plan



## Stukeley Close

Stanground, Peterborough, PE2

8PT

Nestled in a quiet cul-de-sac in Stanground, Stukeley Close offers a freshly updated three-bedroom end of terrace home with the benefit of no forward chain. Recently redecorated throughout and enhanced with new windows and doors, it's ready for a new owner to move straight in. The property is ideally positioned for convenient access to local transport links, well-regarded schools, and everyday amenities, making it an excellent choice for first-time buyers or a smart investment opportunity. A private, enclosed rear garden provides a peaceful outdoor space to enjoy, completing the appeal of this inviting home.

Set within a peaceful cul-de-sac in the heart of Stanground, this well-presented home offers a practical and inviting layout ideal for modern living. The ground floor opens with an entrance hall leading into a spacious lounge diner, a bright and versatile area perfect for relaxing or entertaining, with doors opening out to the rear garden. The kitchen sits separately, offering ample workspace and direct access to a useful outbuilding, creating additional room for storage or hobbies. Upstairs, the property features three well-proportioned bedrooms arranged around a central landing providing comfortable accommodation for families, guests, or a home office. The bathroom is positioned conveniently on this level, serving all three bedrooms. The enclosed rear garden offers a private outdoor retreat, ideal for enjoying warmer months or creating a personalised space for gardening or leisure. With its thoughtful layout, cul-de-sac setting, and easy access to local amenities, schools, and transport links, this Stukeley Close home delivers a blend of comfort, convenience and opportunity for its next owner.

### Entrance Hall

2.35 x 2.71 (7'8" x 8'10")

### Lounge Diner

3.14 x 6.37 (10'3" x 20'10")

### Kitchen

2.84 x 3.51 (9'3" x 11'6")

### Landing

1.97 x 1.71 (6'5" x 5'7")

### Master Bedroom

3.21 x 3.75 (10'6" x 12'3")

### Bedroom Two

4.09 x 2.61 (13'5" x 8'6")

### Bathroom

1.97 x 1.68 (6'5" x 5'6")

### Bedroom Three

2.87 x 2.75 (9'4" x 9'0")

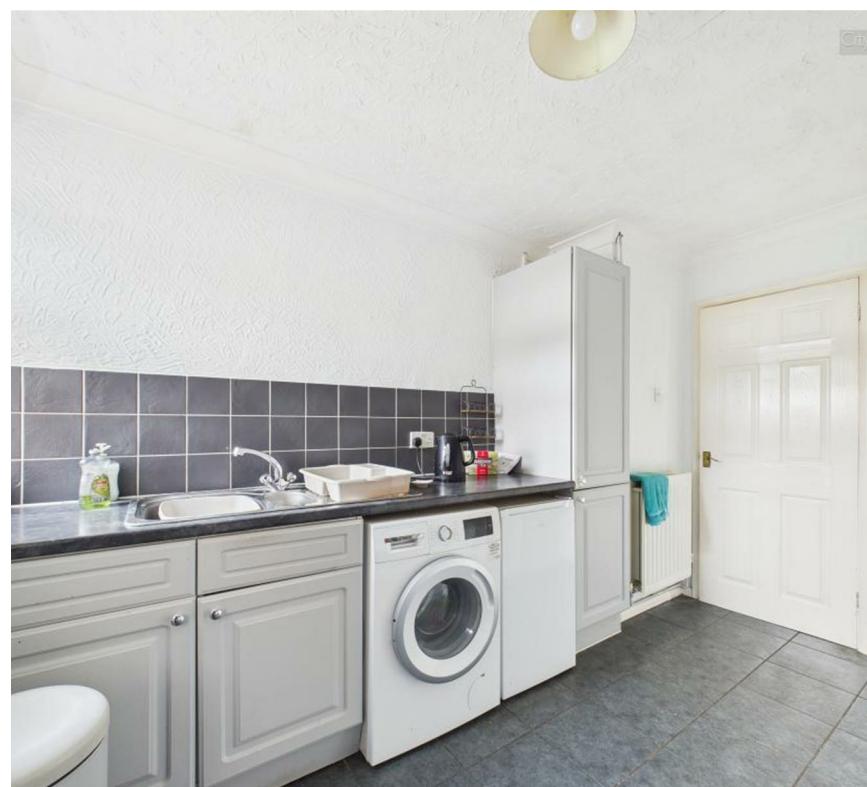
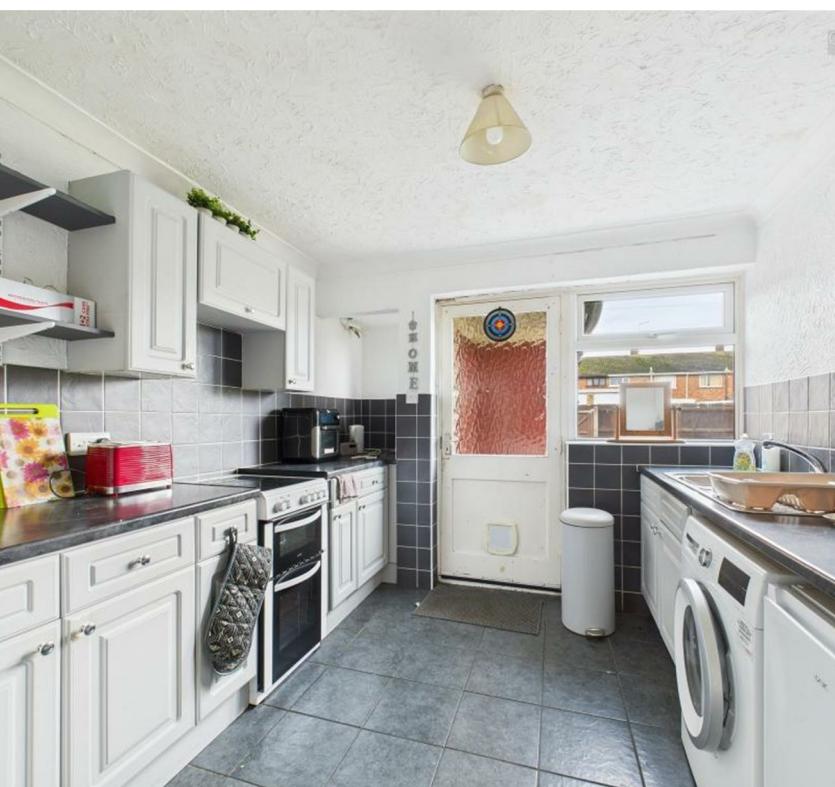
### Outbuilding

0.89 x 2.15 (2'11" x 7'0")

### EPC - C

73/78

### 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 Not Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, 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**