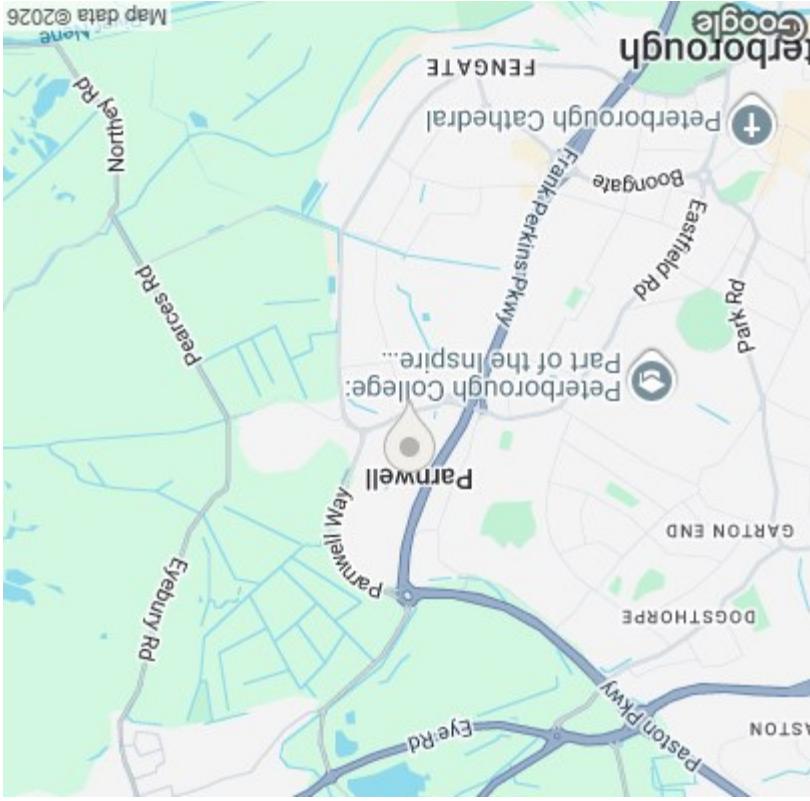


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

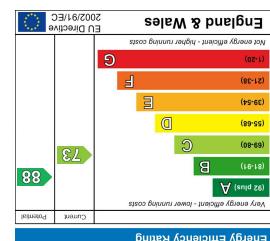
Discriminatory notices and specific fixtures have not been tested. Neither has the Agent checked legal documents or the validity of any guarantee. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets 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.

Discriminatory notices and specific fixtures have not been tested. Neither has the Agent prepared these Sales Particulars as a general status 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 fixtures mentioned in the Agent's description of the property are given without warranty.

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



Marriot Court

Peterborough, PE1 5NQ

Guide Price £215,000 - Freehold, Tax Band - B



# Marriot Court

Peterborough, PE1 5NQ

Guide Price £215,000 - £230,000

Situated in the quiet cul-de-sac of Marriot Court, Peterborough, this attractive semi-detached home offers well-balanced and versatile accommodation ideal for families or professionals alike. The property benefits from off-road parking for four plus vehicles, recently updated anthracite grey uPVC windows and doors, gas central heating via a modern combi boiler, and a private rear garden with a sheltered seating area, combining comfort, practicality, and modern appeal in a peaceful residential setting.

Tucked away within the quiet and sought-after cul-de-sac of Marriot Court, Peterborough, this well-presented semi-detached home offers a practical and welcoming layout ideal for modern family living, beginning with the entrance hallway which provides a neat and functional arrival space with stairs rising to the first floor and access through to the main living areas. From here you are drawn into the generously proportioned living room, a comfortable and versatile space that easily accommodates both relaxing and entertaining, benefiting from excellent natural light and a sense of separation from the kitchen while still flowing naturally through the home. A door from the living room leads into the kitchen diner, a sociable and well-arranged space that works perfectly as the heart of the home, offering ample room for dining as well as everyday cooking, with direct access out to the rear garden making it ideal for family life and hosting. Upstairs, the landing provides access to all first-floor rooms and feels open and well connected, leading first to the master bedroom, a spacious and restful retreat positioned to the rear of the property, while two further bedrooms offer flexible accommodation ideal for children, guests, or home working. The bathroom is centrally located off the landing and is fitted to serve all bedrooms conveniently. Outside, the property continues to impress with off-road parking for four plus vehicles, a rare and valuable feature, while the private rear garden provides a peaceful escape with a sheltered seating area perfect for outdoor dining or relaxing in all seasons. Additional highlights include recently replaced windows and doors finished in stylish anthracite grey uPVC, enhancing both the appearance and energy efficiency of the home, along with gas central heating powered by a modern combi boiler, ensuring comfort and efficiency throughout the year.

## Entrance Hall

1.04 x 2.03 (3'4" x 6'7")

## Living Room

3.17 x 4.88 (10'4" x 16'0")

## Kitchen Diner

4.18 x 2.78 (13'8" x 9'1")

## Landing

1.02 x 2.74 (3'4" x 8'11")

## Master Bedroom

4.17 x 2.80 (13'8" x 9'2")

## Bathroom

2.08 x 1.72 (6'9" x 5'7")

## Bedroom Two

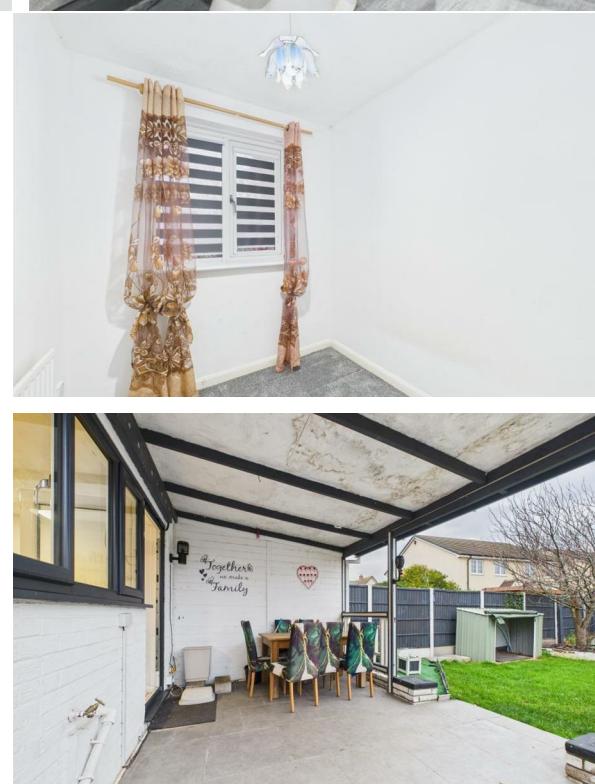
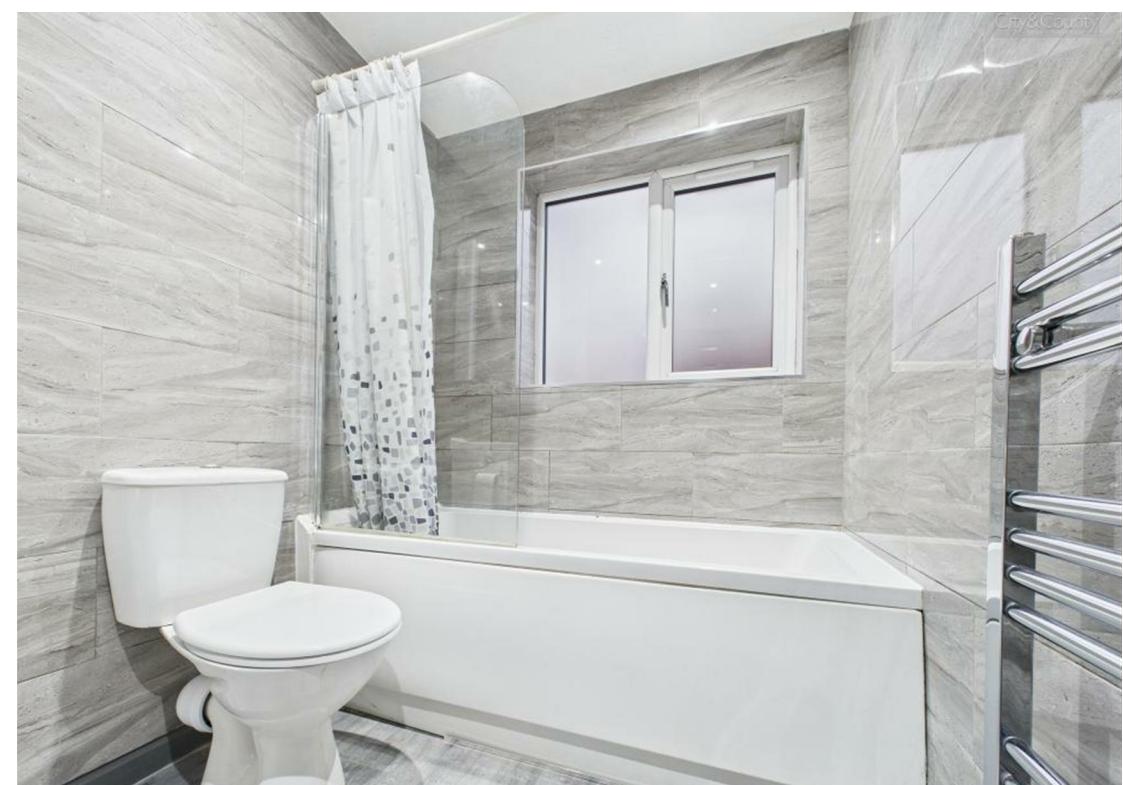
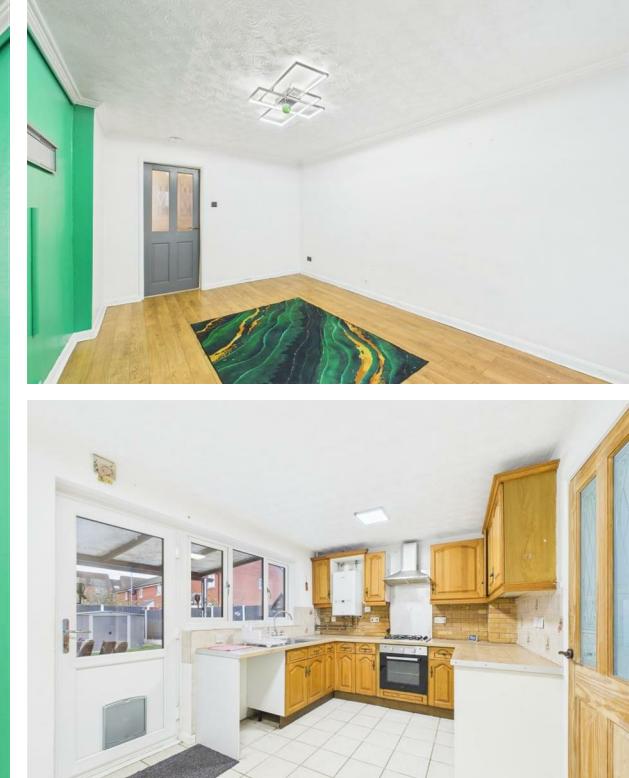
2.12 x 3.05 (6'11" x 10'0")

## Bedroom Three

1.99 x 2.04 (6'6" x 6'8")

## EPC - C

73/88



## 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: Not Known  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, 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.

