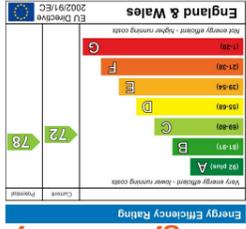
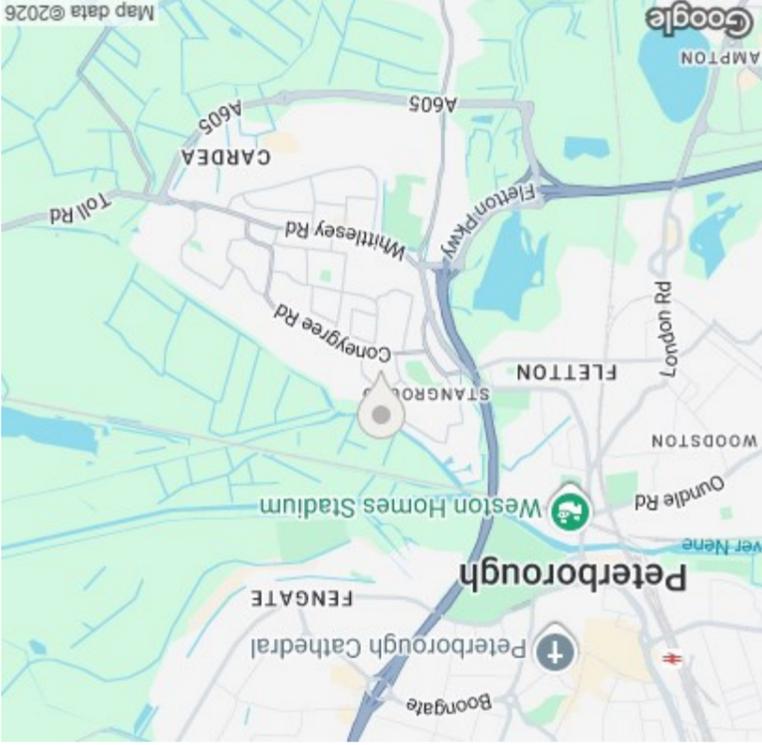


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, 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 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/>



Energy Efficiency Graph



Area Map



Floor Plan

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



Shamrock Close

Stanground, Peterborough, PE2 8JB

Offers In Excess Of £245,000 - Freehold , Tax Band - B



# Shamrock Close

Stanground, Peterborough, PE2 8JB

Tucked away in a peaceful cul-de-sac in Stanground, Peterborough, this beautifully presented semi-detached home is offered with no forward chain, making it an ideal choice for families or first-time buyers. The property is in modern condition throughout, offering spacious and comfortable living with two family bathrooms for added convenience. Outside, a large, private, and enclosed rear garden provides the perfect space for relaxation or entertaining. Located close to local schools and excellent transport links, this home combines style, practicality, and a great location — ready for you to move straight in and enjoy.

Nestled within a peaceful cul-de-sac in Stanground, Peterborough, this beautifully presented semi-detached home offers a perfect blend of modern style and everyday practicality. The property is offered with no forward chain, making it a smooth and ready-to-move-into opportunity for families or first-time buyers alike. The ground floor welcomes you with a bright entrance hall leading into a spacious lounge, ideal for relaxing or entertaining guests. To the rear, a modern kitchen and dining area provides a contemporary hub of the home, complete with access to the garden, creating a seamless indoor-outdoor flow. A ground floor shower room adds convenience, along with practical storage space. Upstairs, the home offers three well-proportioned bedrooms, including a generous master bedroom, all accessed from a central landing. A family bathroom and a separate WC ensure functionality for busy households. Outside, the property boasts a large, private, and enclosed rear garden, perfect for family gatherings or quiet outdoor enjoyment. Set in a sought-after location close to local schools, shops, and transport links, Shamrock Close is an exceptional property that combines comfort, convenience, and contemporary living in a desirable Peterborough setting.

**Entrance Hall**  
1.89 x 2.55 (6'2" x 8'4")

**Lounge**  
3.50 x 5.30 (11'5" x 17'4")

**Kitchen Diner**  
4.20 x 3.36 (13'9" x 11'0")

**Storage Space**  
0.44 x 1.69 (1'5" x 5'6")

**Shower Room**  
1.61 x 1.70 (5'3" x 5'6")

**Landing**  
3.09 x 1.66 (10'1" x 5'5")

**Master Bedroom**  
3.26 x 3.54 (10'8" x 11'7")

**Bathroom**  
1.50 x 1.67 (4'11" x 5'5")

**WC**  
1.51 x 0.75 (4'11" x 2'5")

**Bedroom Two**  
3.12 x 2.79 (10'2" x 9'1")

**Bedroom Three**  
2.61 x 2.42 (8'6" x 7'11")

**EPC - C**  
72/78

**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: Fttp  
 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.