

Mayors Walk

West Town, Peterborough, PE3 6EX

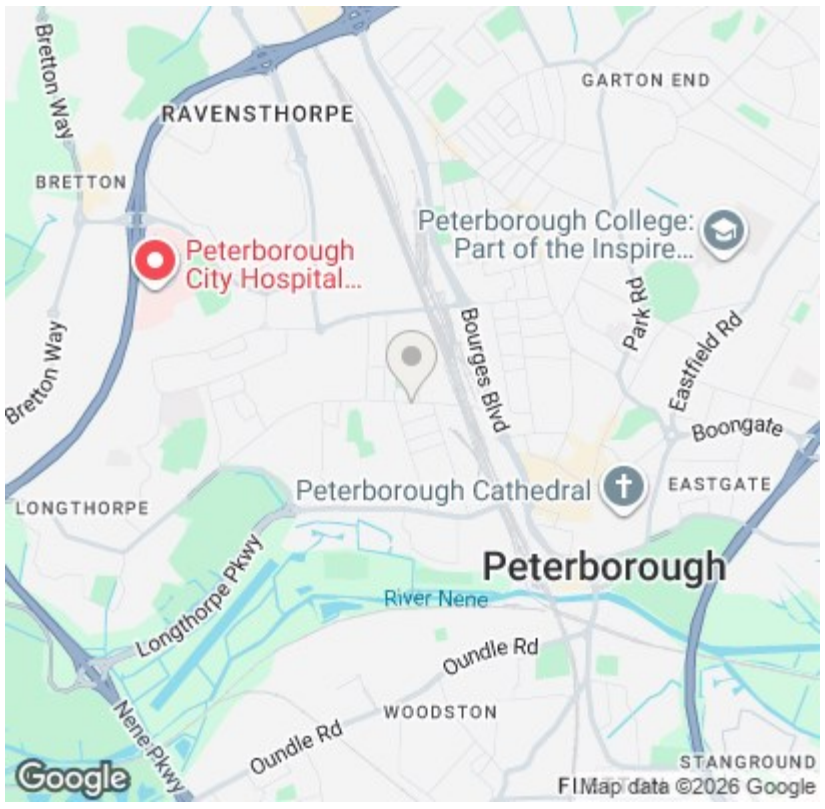
Offers In Excess Of £170,000 - Freehold , Tax Band - A

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Floor Plan



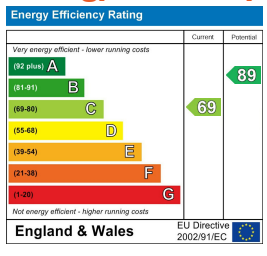
Area Map



Viewing

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.

Energy Efficiency Graph



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 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 note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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** AVAILABLE TO INVESTORS ONLY **
This mid-terrace property on Mayors Walk offers an ideal opportunity for investors seeking a well-located home in the heart of Peterborough. Situated within easy walking distance of the city centre and train station, the property benefits from excellent access to local amenities, shops, and transport links. Inside, the home features two well-proportioned reception rooms, providing flexible living and dining space, along with two double bedrooms and an additional single bedroom, making it suitable for families or sharers. To the rear, there is a private, enclosed garden—perfect for relaxing or entertaining—while on-street parking is available to the front. With its central location and versatile layout, this property combines convenience with strong potential.

Situated on the popular Mayors Walk in Peterborough, this well-arranged home offers a practical and comfortable layout set across two floors, ideal for modern family living or buyers seeking flexible space. The ground floor is arranged to create a natural flow between living and dining areas while still maintaining a sense of separation. The living room sits to the front of the property, providing a welcoming space for relaxing or entertaining. Adjacent to this, the dining room forms the heart of the home, offering ample room for family meals and gatherings and connecting seamlessly to the kitchen. The kitchen is positioned to the rear, thoughtfully laid out with good worktop space and direct access to the rest of the ground floor, making it both functional and sociable. A central hallway and staircase complete the ground floor arrangement, ensuring the space feels well organised and easy to navigate. Upstairs, the first floor continues the balanced layout with three bedrooms and a shower room accessed from the landing. The master bedroom is generously proportioned and offers a calm retreat, while the second bedroom is also well sized, making it suitable as a further double room. The third bedroom provides a versatile space that would work well as a child's room, home office or dressing room. The shower room is conveniently located to serve all bedrooms, completing the first floor accommodation. Overall, this property combines a sensible layout with well-defined living and sleeping areas, creating a home that is both practical and inviting. Its position on Mayors Walk places it within easy reach of local amenities, schools and transport links, making it an appealing choice for a wide range of buyers.

Living Room
3.50 x 3.28 (11'5" x 10'9")

Hallway
0.79 x 0.80 (2'7" x 2'7")

Dining Room
3.49 x 3.43 (11'5" x 11'3")

Kitchen
2.10 x 4.04 (6'10" x 13'3")

Landing

Master Bedroom
3.53 x 3.31 (11'6" x 10'10")

Bedroom Two
3.52 x 3.49 (11'6" x 11'5")

Hallway
0.88 x 2.18 (2'10" x 7'1")

Shower Room
1.11 x 2.64 (3'7" x 8'7")

Bedroom Three
2.12 x 1.28 (6'11" x 4'2")

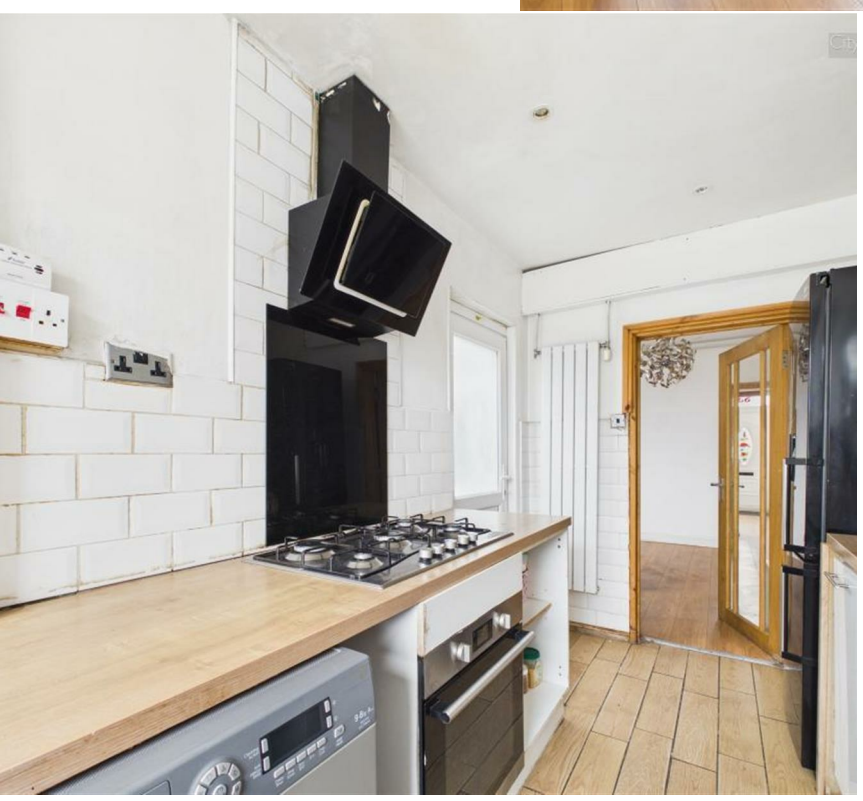
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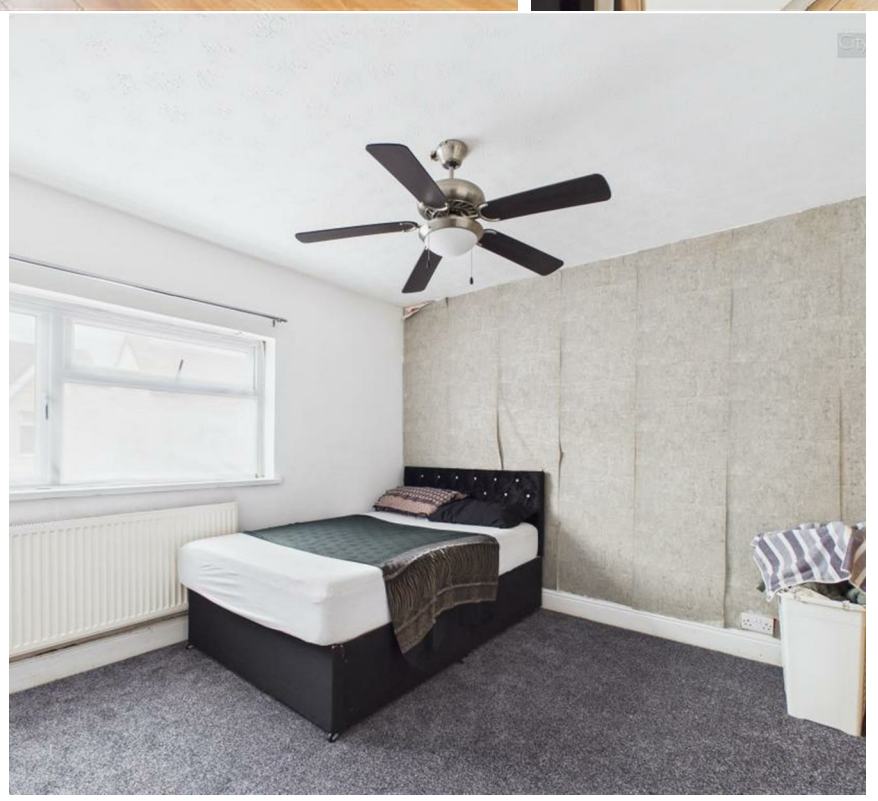
















Tenure - Freehold

IMAGE DISCLAIMER
Some images in this brochure have been digitally enhanced or modified using artificial intelligence (AI) technology for illustrative and marketing purposes. These alterations may include virtual staging, enhanced lighting, landscaping, or cosmetic improvements intended to help visualise the property's potential. Actual appearance, condition, fixtures, finishes, views, and surroundings may differ. Prospective purchasers or tenants should rely on their own inspections and enquiries when assessing the property.

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: Fttp
Internet Speed: up to 50Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, 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.

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