



16 St. Marys Close, Peterborough
£240,000

 **NEWTON FALLOWELL**

16 St. Marys Close

Peterborough

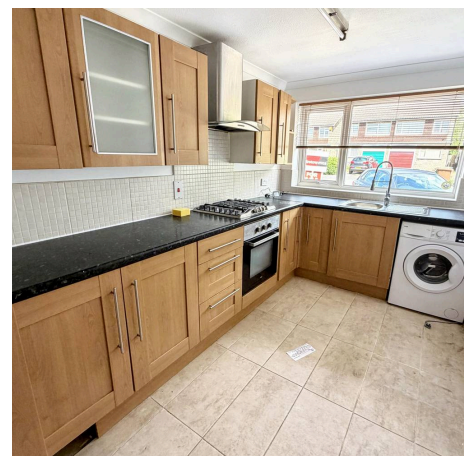
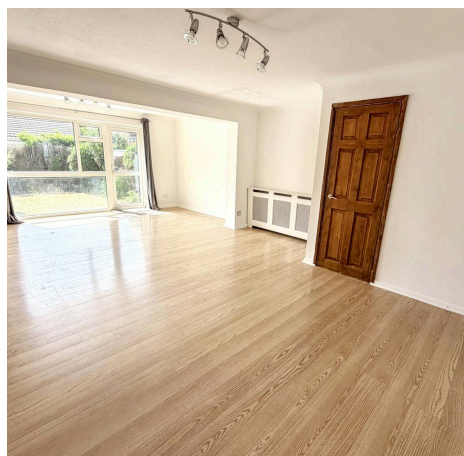
This EXTENDED semi-detached home benefits from THREE BEDROOMS, a SOUTH-WESTERLY FACING GARDEN, a GARAGE and NO ONWARD CHAIN, situated within a quiet cul-de-sac position within close proximity to Peterborough city centre and train station. The accommodation comprises of an entrance hall, kitchen to the front of the home and a spacious lounge diner to the rear hosting access onto the rear garden, whilst the first floor landing separates three bedrooms, as well as the family bathroom, which boasts a three-piece suite with a shower over the bath. Outside there is driveway parking to the front aspect for multiple vehicles, with side gated access leading to the south-westerly facing rear garden, which offers patio seating and lawn.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Entrance Hall

Kitchen

12' 8" x 7' 3" (3.87m x 2.21m)

Lounge Diner

23' 5" x 14' 11" (7.14m x 4.54m)

Landing

Bedroom One

Bedroom Two

12' 0" x 8' 10" (3.65m x 2.70m)

Bedroom Three

11' 1" x 5' 11" (3.38m x 1.80m)

Family Bathroom

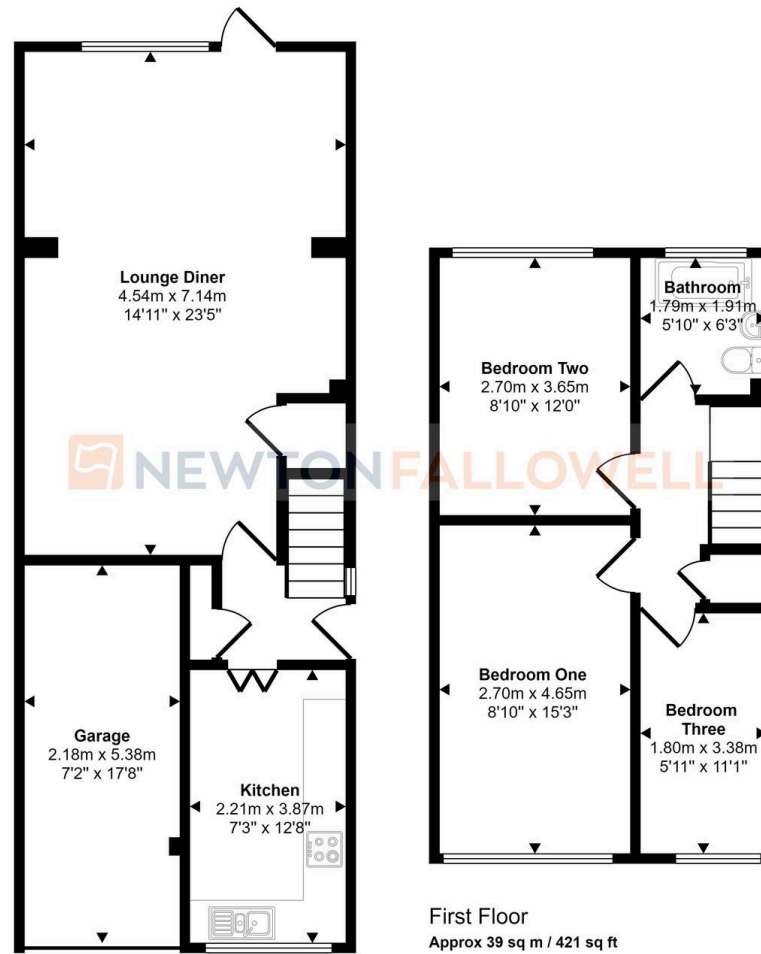
6' 3" x 5' 10" (1.91m x 1.79m)

Garage

17' 8" x 7' 2" (5.38m x 2.18m)



Approx Gross Internal Area
97 sq m / 1039 sq ft



Ground Floor
Approx 57 sq m / 618 sq ft

First Floor
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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