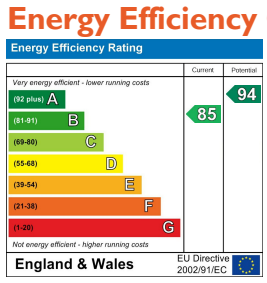
Floor Plan

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. YOU MAY FIND THE FOLLOWING LINK USEFUL- https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/

Chapman Avenue

West Town, Peterborough, PE3 6HH

*** Guide Price £375,000 - £400,000 ***

Situated on the ever-convenient Chapman Avenue in Peterborough, this modern mid-terrace townhouse is offered with no forward chain, making it an ideal opportunity for first-time buyers and growing families alike. Set within easy walking distance of Peterborough city centre and the mainline train station, the property combines a superb central location with generous living space and contemporary finishes throughout. Inside, the home boasts four well-proportioned double bedrooms, including a spacious master bedroom with its own en-suite, providing comfort and flexibility for family life or home working. An integral garage adds valuable storage or parking, while to the rear, a private enclosed garden offers a peaceful outdoor retreat perfect for relaxing or entertaining. Presented in modern condition throughout, this home delivers both practicality and style in a highly desirable city setting.

Arranged over three well-planned floors, this modern mid-terrace townhouse on Chapman Avenue offers versatile and generous accommodation ideally suited to contemporary city living. Upon entering the property, you are welcomed by a practical entrance hall that provides access to a convenient ground floor cloakroom and the integral garage, offering excellent storage or secure parking. To the rear, the kitchen diner forms the heart of the home, presenting a bright and sociable space ideal for everyday family life and entertaining, with direct access to the private enclosed rear garden, creating a seamless connection between indoor and outdoor living. The first floor is dedicated to relaxation and comfort, featuring a spacious living room that provides a welcoming retreat for evenings and entertaining guests. Also on this level is the master bedroom, a well-proportioned and tranquil space enhanced by the benefit of a private en-suite, offering both comfort and convenience. The upper floor completes the accommodation with three further double bedrooms, all thoughtfully laid out to maximise space and flexibility. These rooms are well suited to family members, guests, or home working, and are served by a modern family bathroom, ensuring practicality for busy households. Presented in modern condition throughout, this impressive townhouse combines flexible living space with a prime city centre location, all within walking distance of Peterborough city centre and train station. Offered with no forward chain, it represents an excellent opportunity for first-time buyers and families seeking space, style and convenience in equal measure.

Entrance Hall
7.12 x 0.88 (23'4" x 2'10")

WC
1.01 x 2.13 (3'3" x 6'11")

Kitchen Diner
3.74 x 5.23 (12'3" x 17'1")

First Floor Landing
1.24 x 3.24 (4'0" x 10'7")

Living Room
3.74 x 5.19 (12'3" x 17'0")

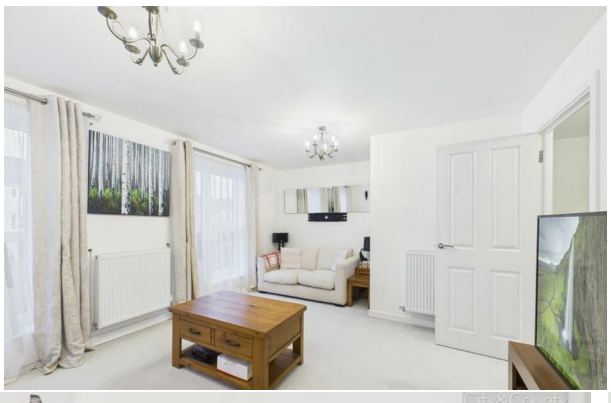
Master Bedroom
3.48 x 2.95 (11'5" x 9'8")

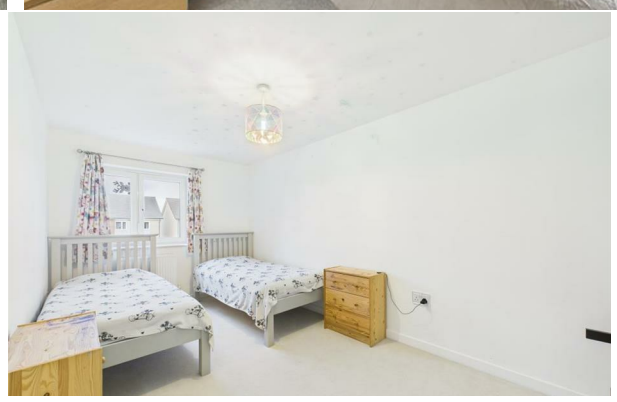
En-Suite To Master Bedroom
2.50 x 2.13 (8'2" x 6'11")

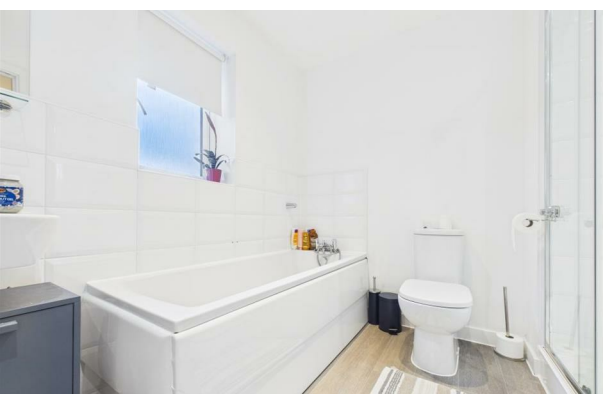
Second Floor Landing
3.04 x 0.98 (9'11" x 3'2")

Bedroom Two
4.85 x 2.64 (15'10" x 8'7")

Bedroom Three
3.74 x 2.52 (12'3" x 8'3")







Bathroom
1.68 x 2.49 (5'6" x 8'2")

Bedroom Four
3.73 x 2.62 (12'2" x 8'7")

Garage
5.95 x 3.25 (19'6" x 10'7")

EPC - B
85/94

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: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: TBC

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.