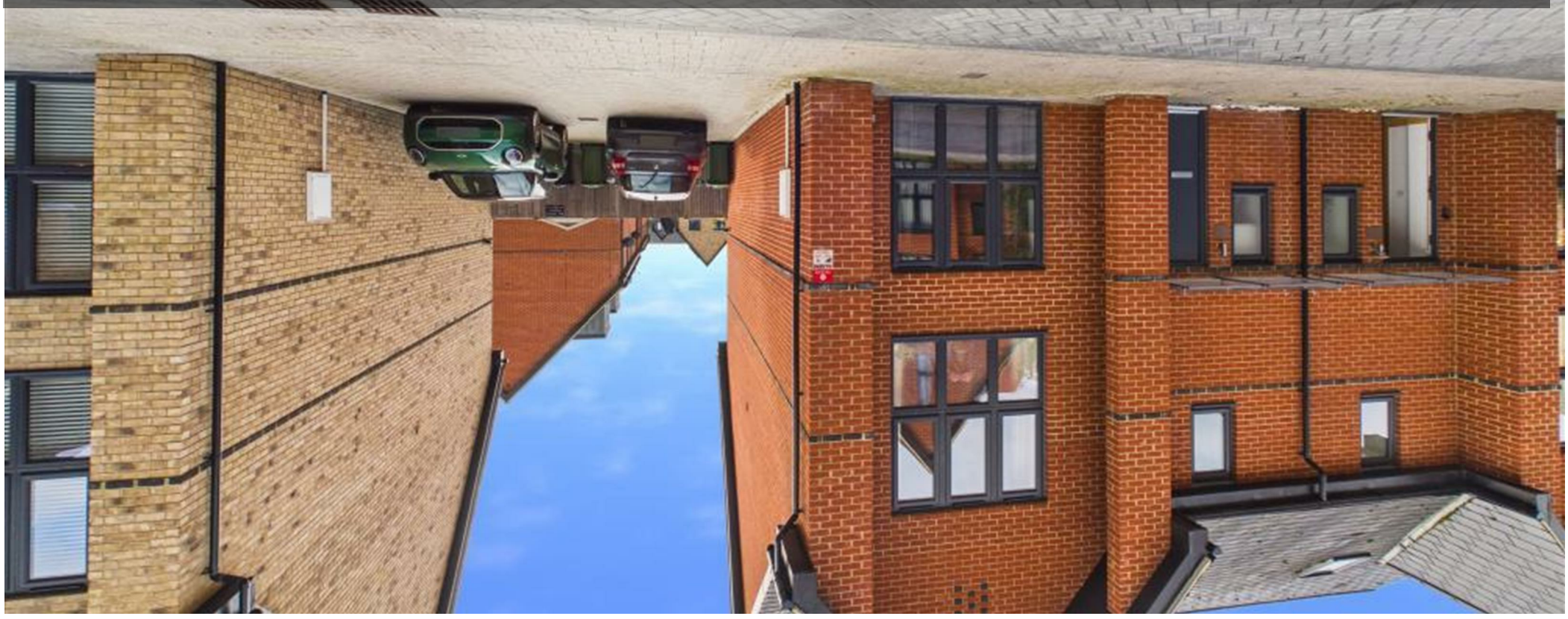


Marchment Square

West Town, Peterborough, PE3 6QR

£440,000 - Freehold, Tax Band - D

4 3 1 B

Floor Plan



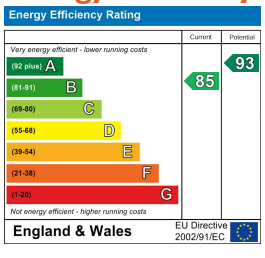
Area Map



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.

Marchment Square

West Town, Peterborough, PE3 6QR

A beautifully presented four-bedroom townhouse in sought-after Marchment Square, close to Peterborough city centre and railway station. Built in 2017, this home offers a kitchen-dining room with central island, two en-suites, a refurbished family bathroom, an enclosed south-east-facing garden and driveway parking for two cars.

Situated in sought-after Marchment Square, this beautifully presented townhouse offers spacious accommodation arranged over three floors. Built in 2016, the property is conveniently positioned for Peterborough city centre, the cathedral, shops, local schools and the railway station, making it well placed for both family life and commuting. The entrance hall leads to a stylish kitchen-dining room with a central island and space for dining, providing a sociable setting for everyday meals and entertaining. A generous living room and a separate cloakroom complete the ground floor. Across the upper floors are four well-proportioned bedrooms, two en-suite shower rooms and a recently refurbished family bathroom. The principal bedroom occupies the second floor and benefits from a walk-in wardrobe and its own newly refurbished en-suite shower room. Outside, the enclosed south-east-facing rear garden offers space to relax and entertain. A private driveway provides off-road parking for two cars.
With its flexible accommodation, modern finish and convenient location, this is an appealing home for buyers seeking space close to the city centre. Contact City & County to arrange a viewing.

Entrance Hall
1.33 x 3.69 (4'4" x 12'1")

WC
0.97 x 1.73 (3'2" x 5'8")

Living Room
4.01 x 4.33 (13'1" x 14'2")

Kitchen/Dining Room
6.36 x 3.92 (20'10" x 12'10")

First Floor Landing
1.62 x 3.49 (5'3" x 11'5")

Bedroom Two
3.10 x 3.07 (10'2" x 10'0")

En-Suite To Bedroom Two
1.67 x 1.99 (5'5" x 6'6")

Bedroom Three
3.43 x 3.09 (11'3" x 10'1")

Bathroom
3.09 x 1.68 (10'1" x 5'6")

Bedroom Four
2.83 x 2.70 (9'3" x 8'10")

Second Floor Landing
1.04 x 1.18 (3'4" x 3'10")

Master Bedroom
5.24 x 4.08 (17'2" x 13'4")

En-Suite To Master Bedroom
3.04 x 1.62 (9'11" x 5'3")

Walk In Wardrobe To Master Bedroom
tbc (tbc)

EPC - B
85/93

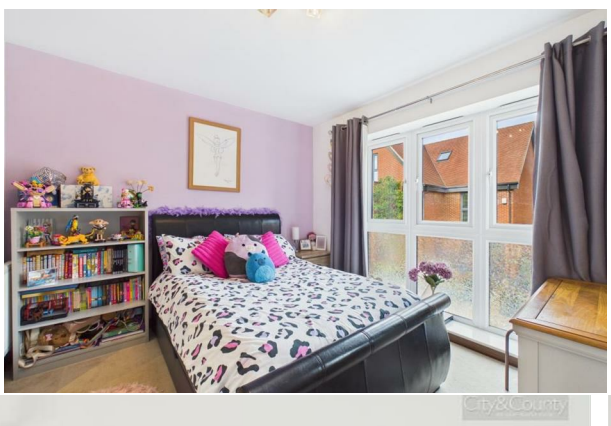


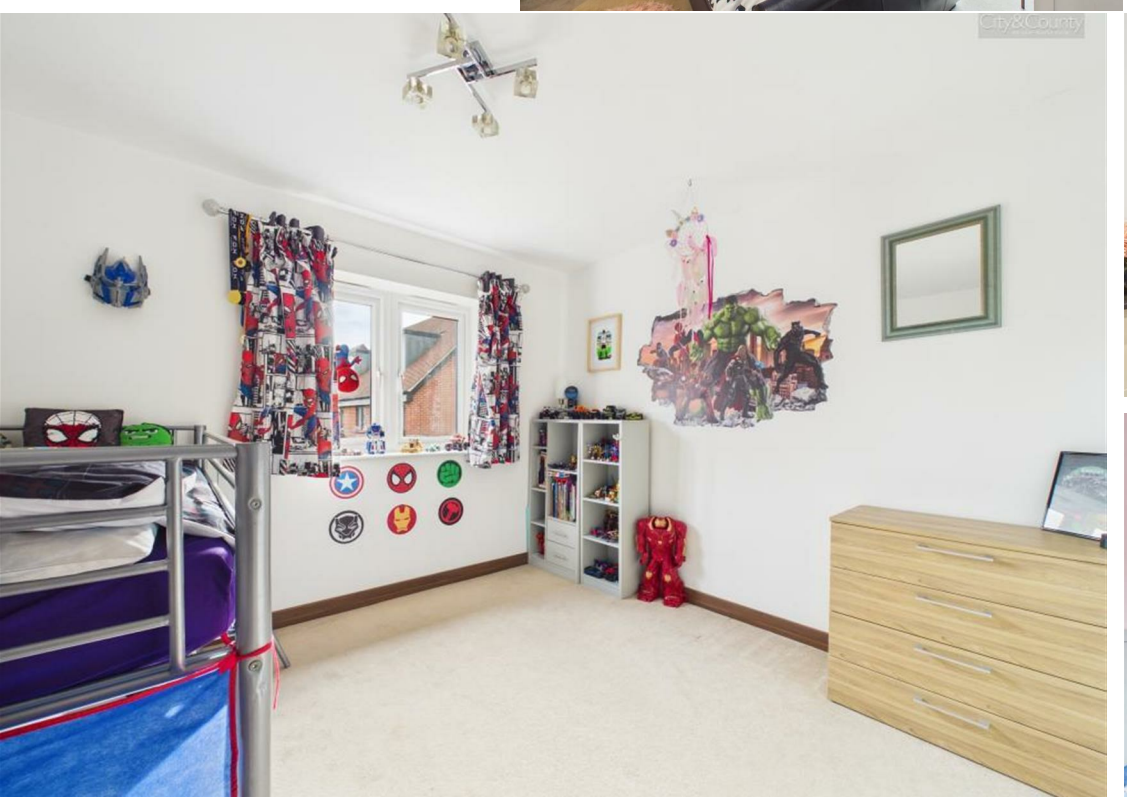








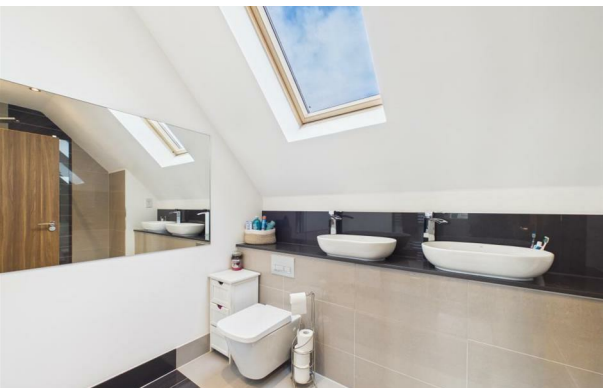














Tenure - Freehold
There is a community Green Space Charge payable, current figure is £1000 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: TBC
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: TBC
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: Yes
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: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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.