



**FITZJOHN**  
SALES & LETTINGS

62 Hargate Way,  
Hampton Hargate, Peterborough,  
Cambridgeshire, PE7 8DS

Tel 01733 555520  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 125 Mayors Walk Peterborough PE3 6EZ

Asking price £225,000



Many original features can be found in this semi detached home located within close proximity of the City Centre and train station. The property offers three reception rooms, gas central heating, kitchen, three separate bedrooms, master with shower room and cloakroom, family bathroom and garden to rear. \*\*\* EARLY VIEWING IS A MUST ON THIS HOME \*\*\*



Entrance Hall  
Radiator, exposed wooden flooring, coving to ceiling, stairs to first floor, doors to:

Sitting Room 3.81m (12'6") x 3.78m (12'5")  
Bay window to front, open fire in tiled surround with feature mantelpiece, exposed wooden flooring, TV point, picture rail.

Dining Room 3.96m (13') x 3.89m (12'9")  
Window to rear, open fire in feature tiled fireplace, radiator, exposed wooden flooring, picture rail, door to:

Inner Hallway  
Door to Storage cupboard, under-stairs storage cupboard; door to garden; door to:

Kitchen 3.30m (10'10") x 3.25m (10'8") max  
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, window to side, radiator, quarry tiled flooring, open plan to Utility Area:

Utility Area 3.25m (10'8") x 2.13m (7')  
Window to side, quarry tiled flooring, door to:

Rear Lobby  
Door to garden; door to downstairs cloakroom with WC, handbasin, radiator; door to:

Study 2.67m (8'9") x 2.26m (7'5")  
Window to rear, radiator, quarry tiled flooring, wood panelled walls.

First Floor Landing  
Picture rail, access to loft hatch, radiator, double door to cupboard.

Bedroom 1 3.81m (12'6") x 3.76m (12'4")  
Two windows to front, feature original Victorian fireplace, radiator, exposed wooden flooring, picture rail, door to:

Shower Room  
Walk in shower, radiator.

Cloakroom  
Low level WC, wash hand basin and radiator.

Bedroom 2 3.91m (12'10") x 3.07m (10'1")  
Window to rear, feature original Victorian fireplace, radiator, exposed wooden flooring, picture rail.

Bathroom  
Four – piece bathroom suite comprising panelled bath, WC, wash hand basin and bidet.

Bedroom 3 3.20m (10'6") x 2.62m (8'7")  
Window to rear, radiator, exposed wooden flooring.

OUTSIDE:  
Gated side access to front; rear garden enclosed by wooden panelled fence and beech hedge, patio with seating area, path through shrubbery and rose garden to pond and second seating area, work area with shed.

## Area Map



## Floor Plans



## Energy Efficiency Graph

