



“THE OLD SURGERY” 27A MINSTER PRECINCTS, PETERBOROUGH
Guide Price: £325,000

Carter Jonas

“THE OLD SURGERY”

27A MINSTER PRECINCTS, PETERBOROUGH, CAMBS, PE1 1XZ

A once in a lifetime opportunity to acquire this unique building and substantial gardens within a truly special setting in the centre of Peterborough and The Cathedral grounds, having potential to improve and extend subject to the relevant planning permissions being obtained.

- Peterborough City Centre Location
- Scope to be improved & extended STP
- Large mature walled gardens
- Enclosed off-road parking for multiple vehicles
- Open-plan living accommodation
- EPC rating D

Peterborough is a Cathedral City in the East of England providing easy access to the A1 road network and has a railway station which links to major towns and cities. A recreational City with a variety of amenities, restaurants and shopping mall. The centre of the City is one minutes walk and the bus and train stations are 10 minutes walk.

A unique building set within the Cathedral grounds in a tucked away location offering scope to be improved with a large established garden area and off-road parking accessed via St Peters Street, an opportunity not to be missed.

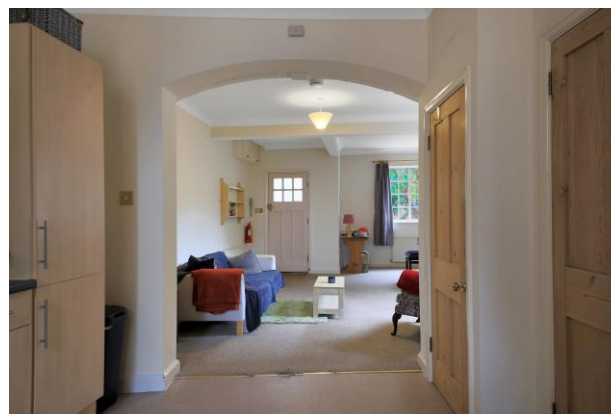
The property offers generous open-plan living accommodation within the centre of Peterborough.

The ground floor comprises; open-plan living area, kitchen/breakfast room, inner lobby, staircase and ground floor bathroom.

On the first floor, large bedroom having views over the surrounding area.

Outside, there is a secure shared right-of-way from The Minster Precincts which leads to the property, side pathway leading to a large walled garden area with many established beds, borders and trees, gated pedestrian access to St Peters Street and vehicular access.

A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE THIS UNIQUE BUILDING AND SUBSTANTIAL GARDENS WITHIN A TRULY SPECIAL SETTING IN THE CENTRE OF PETERBOROUGH AND THE CATHEDRAL GROUNDS.



AGENTS NOTE: Access to Cathedral Precincts subject to service charge

ADDITIONAL INFORMATION:

TENURE: Freehold

SERVICES: Mains electricity, water & gas heating

LOCAL AUTHORITY: Peterborough City Council

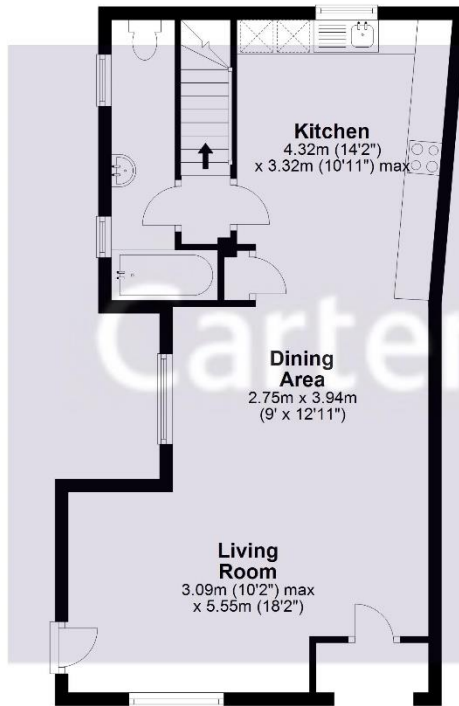
COUNCIL TAX: Band C

VIEWINGS: Strictly by appointment with the selling agents Carter Jonas 01223 472011



Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



First Floor

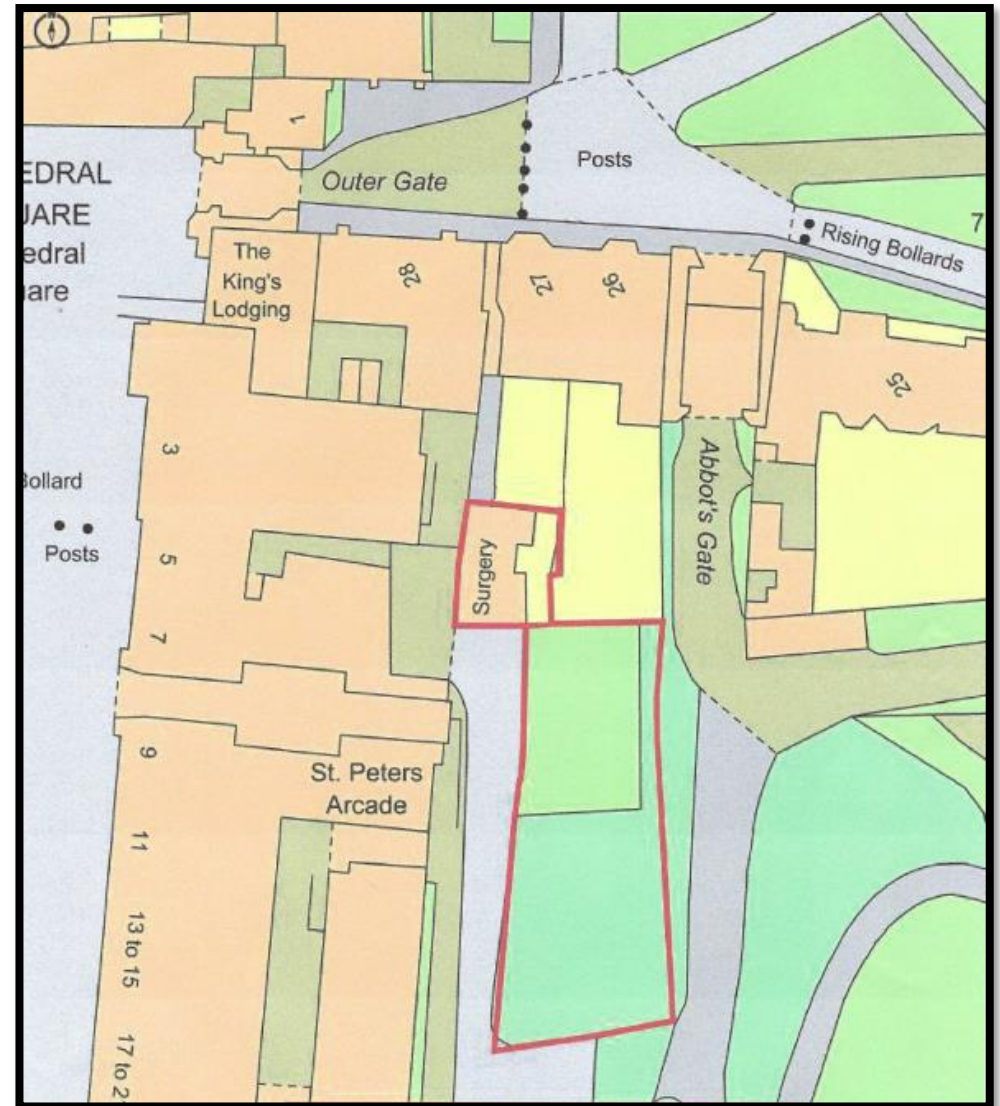
Approx. 18.8 sq. metres (202.1 sq. feet)



Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		86
C	(69-80)		
D	(55-68)	55	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Classification L2 - Business Data