



52 Westwood Park Road, Peterborough, PE3 6JL

 **NEWTON FALLOWELL**

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## Key Features

- Semi-Detached Family Home
- THREE DOUBLE BEDROOMS
- Two Reception Rooms
- Bathroom & Downstairs WC
- Driveway parking for multiple vehicles
- West Facing Garden
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Offer in Excess Of £460,000





This semi-detached family home is situated on the highly desirable Westwood Park Road, offering THREE DOUBLE BEDROOMS and a generous plot. This property is being sold with NO ONWARD CHAIN, with a West Facing Garden. This property is in close proximity to Peterborough School and Peterborough Train Station and City Centre.

Upon entering the home, the centralised entrance hall separates the two reception rooms, with lounge that has patio doors leading out to the garden, in addition to the dining room. The kitchen offers an abundance of counter space, with plenty of storage options. There is a useful WC downstairs.

Upstairs, the property boasts three double bedrooms each providing generous space for comfortable living. These well-sized rooms offer flexibility for various uses, from family bedrooms to home offices or guest rooms. The family bathroom hosts a three-piece white suite.

To the rear of the property, you will find a west facing enclosed garden, laid to lawn. To the front of the property there is parking for multiple vehicles on the driveway.





Entrance Hallway

Dining Room 3.54m x 3.26m (11'7" x 10'8")

Lounge 3.19m x 4.43m (10'6" x 14'6")

Kitchen 5.45m x 2.64m (17'11" x 8'8")

WC 2.09m x 0.78m (6'11" x 2'7")

Landing

Bedroom One 3.58m x 3.27m (11'8" x 10'8")

Bedroom Two 3.25m x 3.22m (10'8" x 10'7")

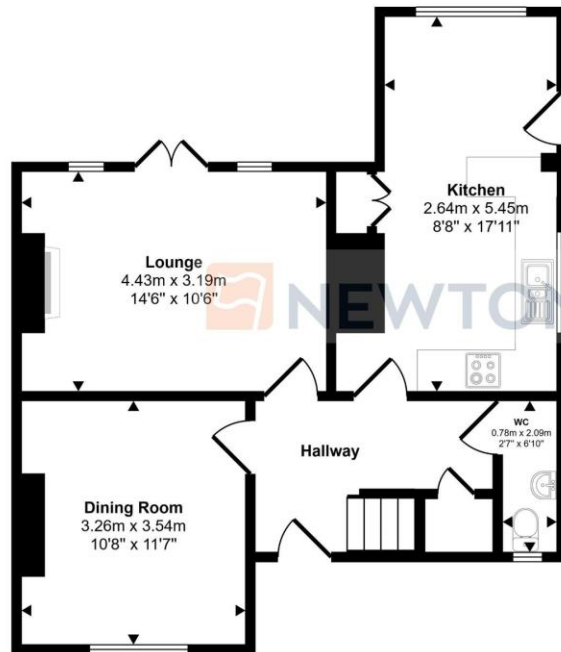
Bedroom Three 3.27m x 2.36m (10'8" x 7'8")

Bathroom 2.26m x 1.98m (7'5" x 6'6")

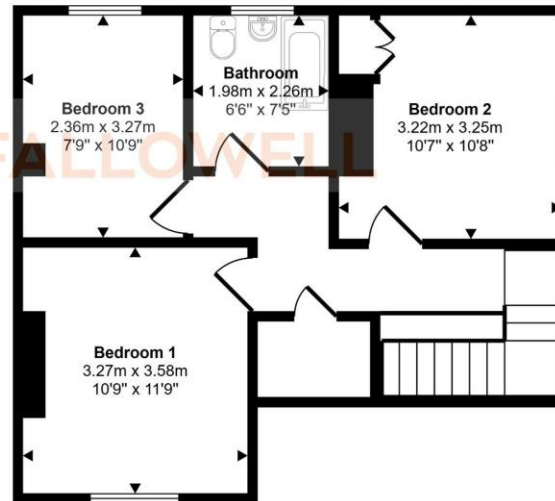




Approx Gross Internal Area  
102 sq m / 1100 sq ft



Ground Floor  
Approx 54 sq m / 577 sq ft



First Floor  
Approx 49 sq m / 523 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.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: D

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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