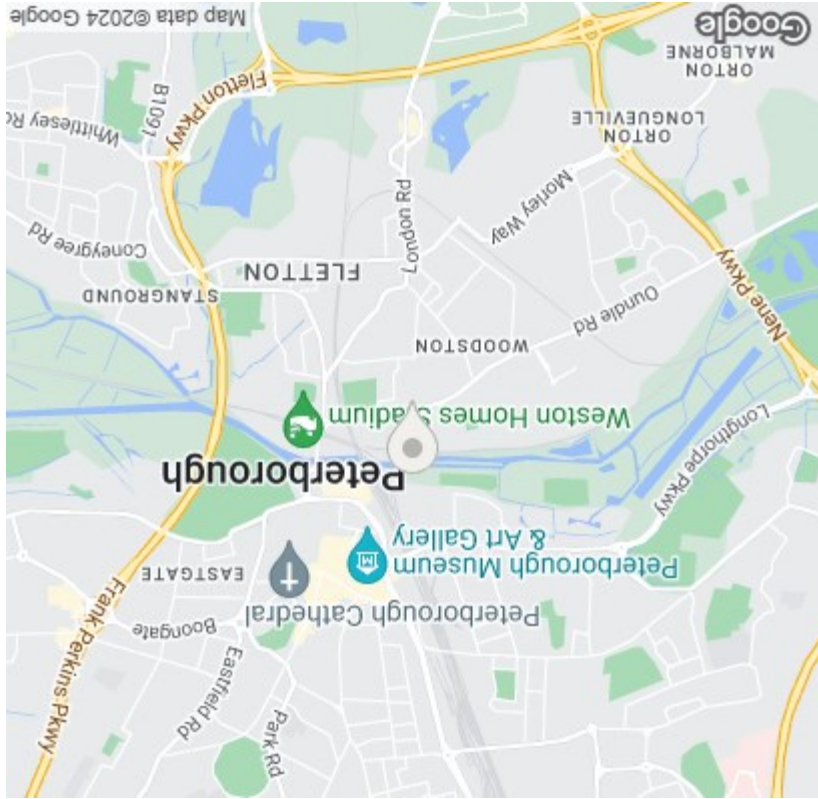


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-45

77  
87

Energy Efficiency Graph



Area Map



Floor Plan

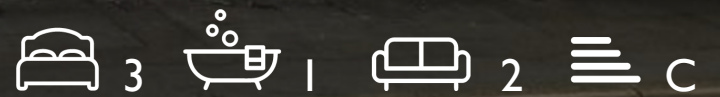
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Palmerston Road  
Woodston, Peterborough, PE2 9DQ

Offers Invited £210,000 - Freehold , Tax Band - A



## Palmerston Road

Woodston, Peterborough, PE2 9DQ

Welcome to this charming terraced house located on Palmerston Road in the popular area of Woodston, Peterborough. This property boasts two reception rooms, a modern kitchen with utility area, downstairs cloakroom, three bedrooms, and a well-appointed bathroom, making it a deceptively spacious home, perfect for a growing family or those looking for a little extra space.

Situated conveniently close to the city centre, this house offers the best of both worlds - easy access to urban amenities while still providing a peaceful retreat to call home. Whether you're looking for your first home or an investment opportunity, this property ticks all the boxes. One of the standout features of this house is its private and mature rear garden, providing a tranquil outdoor space to relax or entertain guests. Additionally, the conservatory adds a touch of elegance and the downstairs cloakroom offers added convenience for residents and visitors alike. Don't miss out on the chance to own this wonderful property in a sought-after location. Book a viewing today and envision the possibilities that this house has to offer.

### Entrance Hall

16'2" x 3'3"

### Living Room

12'9" x 12'1"

### Dining Room

12'9" x 15'8"

### Kitchen/Utility Room

18'3" x 8'0"

### WC

3'0" x 4'3"

### Conservatory

8'7" x 7'1"

### Landing

2'6" x 12'5"

### Master Bedroom

10'0" x 12'1"

### Hallway

13'0" x 3'2"



### Bathroom

10'0" x 7'11"

### Bedroom Two

12'10" x 8'0"

### Bedroom Three

12'10" x 7'6"

### EPC - C

77/87

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: Yes  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**