

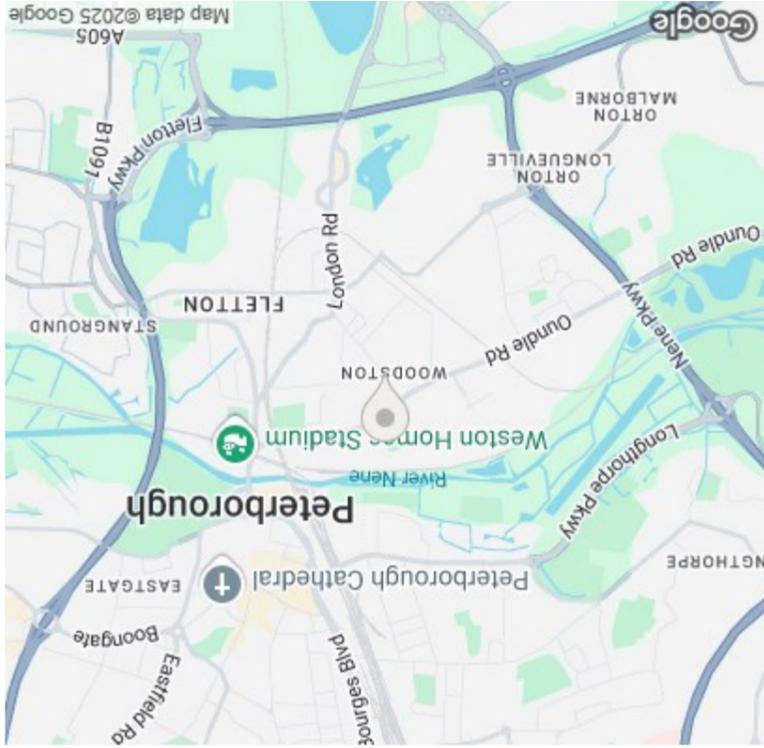
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers: Important Notice in 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.

England & Wales	
Energy Rating	Energy Efficiency Class
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph

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



Area Map



Floor Plan



New Road  
 Woodston, Peterborough, PE2 9HA

Offers In Excess Of £190,000 - Freehold , Tax Band - A



## New Road

Woodston, Peterborough, PE2 9HA

Situated in the heart of Woodston, this charming three-bedroom terrace home is perfect for first-time buyers or young families. With two spacious reception rooms, a generous rear garden, and the rare benefit of off-road parking, it offers a wonderful blend of character and practicality. Additional highlights include two feature fireplaces, a large workshop, and convenient access to local amenities and schooling. Offered with no forward chain and a virtual tour available.

This delightful home opens into a welcoming hallway that leads through to two well-proportioned reception rooms—a cosy front-facing lounge and a spacious dining area, both featuring charming fireplaces that add character to the living space. To the rear, you'll find a fitted kitchen and a practical downstairs three-piece family bathroom comprising a bath, wash hand basin, and WC. Upstairs, the first floor hosts three bedrooms, including two generously sized doubles and a third single—ideal as a home office, nursery, or guest room. Outside, the property enjoys a good-sized rear garden with a useful storage shed and an impressive outbuilding split into two rooms, perfect for a workshop, studio, or additional storage. With off-road parking to the front, this home is conveniently located close to schools, shops, and transport links, making it an ideal choice for those looking to step onto the property ladder. Offered with no forward chain, early viewing is highly recommended.

**Lounge**  
3.48 x 3.47 (11'5" x 11'4")

**Hallway**  
0.93 x 0.83 (3'0" x 2'8")

**Dining Room**  
3.47 x 3.48 (11'4" x 11'5")

**Kitchen**  
2.87 x 1.96 (9'4" x 6'5")

**Bathroom**  
2.75 x 1.93 (9'0" x 6'3")

**Rear Porch**

**Landing**  
0.94 x 0.67 (3'1" x 2'2")

**Master Bedroom**  
3.46 x 3.44 (11'4" x 11'3")

**Bedroom Two**  
3.49 x 3.30 (11'5" x 10'9")

**Bedroom Three**  
2.76 x 1.96 (9'0" x 6'5")

**Outbuilding - Room One**  
2.07 x 2.86 (6'9" x 9'4")

**Outbuilding - Room Two**  
3.71 x 2.39 (12'2" x 7'10")

**EPC - D**  
65/83

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
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: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 70Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

