

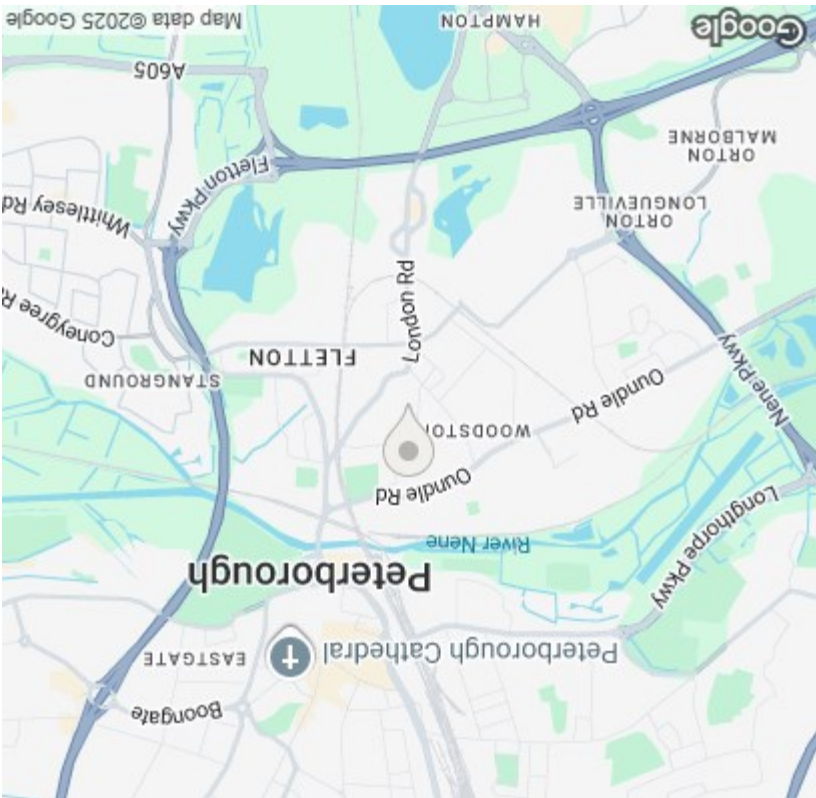
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 and 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/>

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

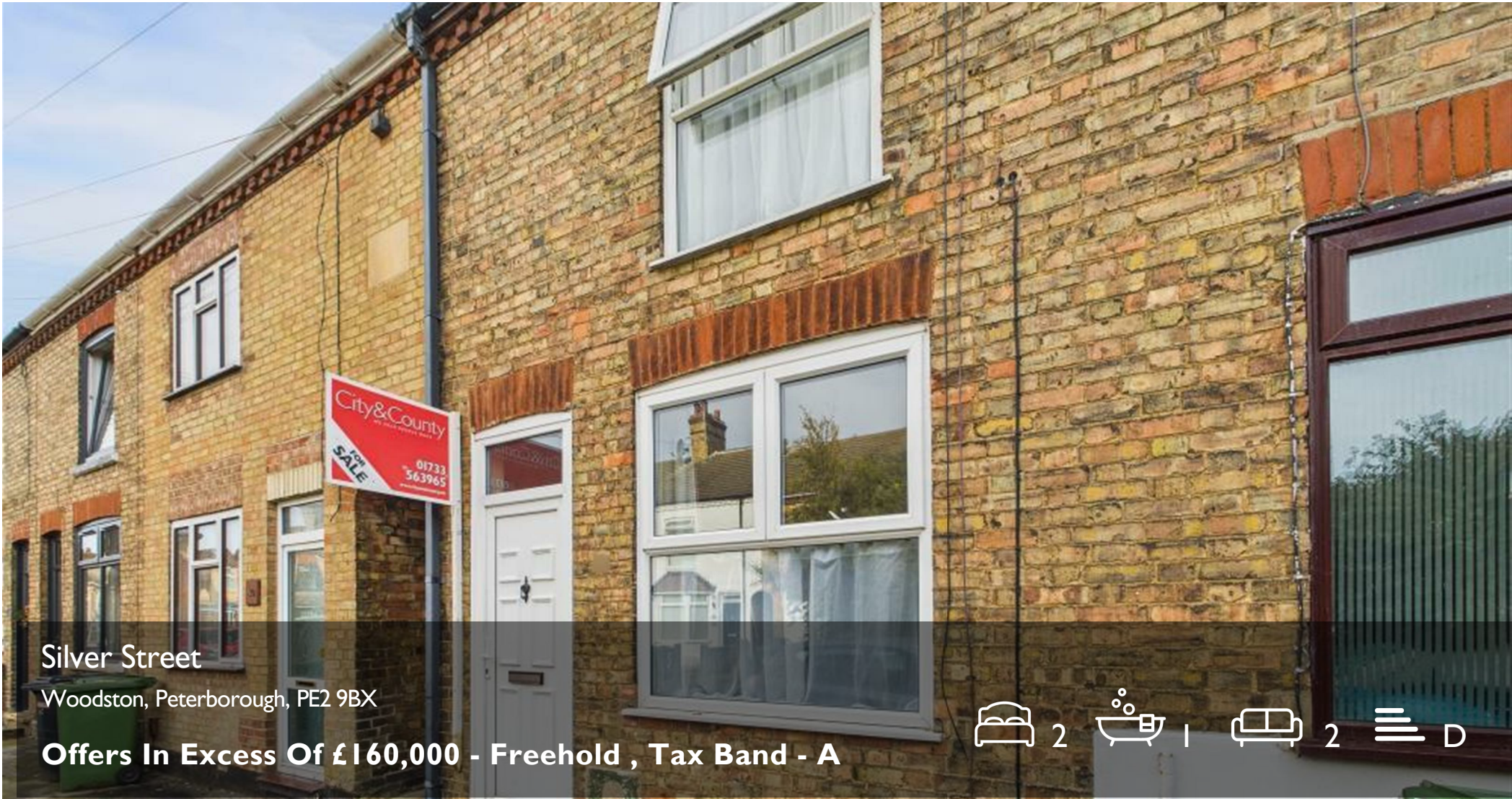
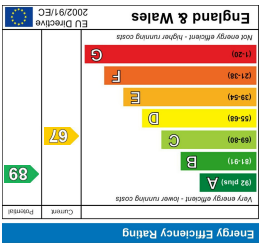


Floor Plan



Area Map

Energy Efficiency Graph



Silver Street
Woodston, Peterborough, PE2
9BX

A well-presented two-bedroom terraced home offered with no forward chain, ideally situated in the popular and central area of Woodston, Peterborough. The property features two spacious reception rooms, a private enclosed rear garden, and benefits from on-street parking. Perfectly located within walking distance to the city centre and local amenities, this home represents an ideal investment opportunity as it is ready to rent or move straight into.

This charming home offers a welcoming entrance into the hallway, leading to a comfortable living room at the front and a generous dining room to the rear, perfect for both relaxing and entertaining. The kitchen provides ample worktop and storage space, with a useful lean-to area leading out to the garden. There is also a separate utility room for added convenience.

Upstairs, there are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite including a bath, a wash hand basin, and a WC. Outside, the property enjoys a private and enclosed rear garden, ideal for outdoor seating or low-maintenance planting. Located on Silver Street in Woodston, the property is within easy reach of Peterborough city centre, train station, and a wide range of shops, schools, and amenities. A fantastic opportunity for first-time buyers and investors alike.

Living Room
3.66 x 3.30 (12'0" x 10'9")

Hallway
0.89 x 0.91 (2'11" x 2'11")

Dining Room
3.68 x 3.62 (12'0" x 11'10")

Kitchen
2.14 x 3.27 (7'0" x 10'8")

Utility Room
1.36 x 0.93 (4'5" x 3'0")

Lean To
1.51 x 3.32 (4'11" x 10'10")

Landing
0.75 x 0.92 (2'5" x 3'0")

Master Bedroom
3.64 x 3.35 (11'11" x 10'11")

Hallway
1.21 x 3.63 (3'11" x 11'10")

Bedroom Two
3.51 x 3.67 (11'6" x 12'0")

Bathroom
2.13 x 2.39 (6'11" x 7'10")

EPC - D
67/89

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: Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
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.

