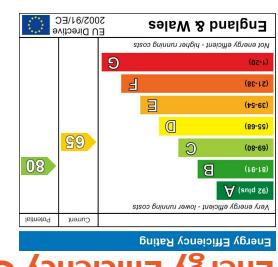
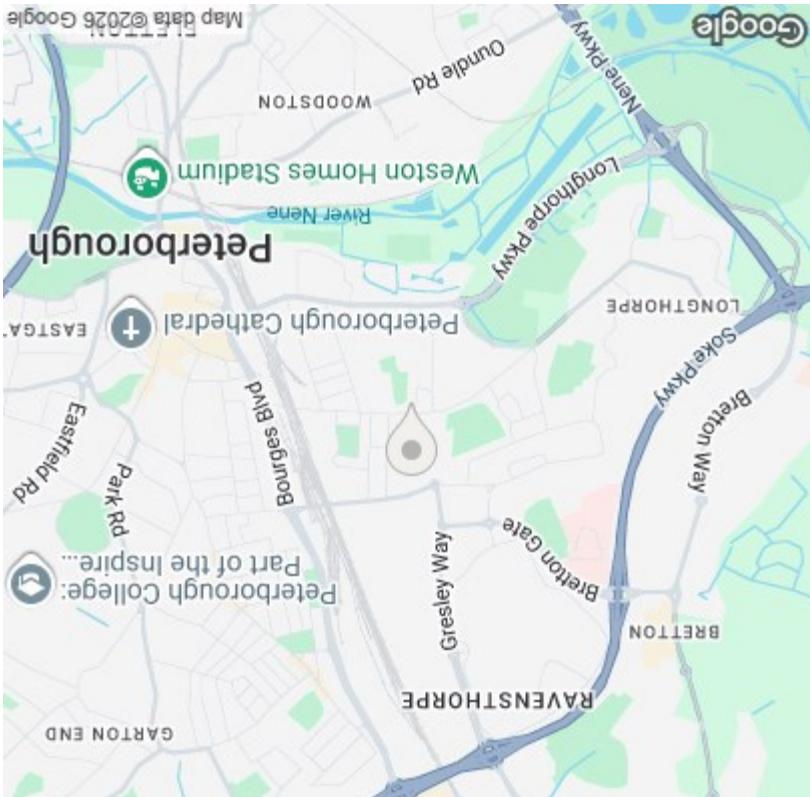


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <https://www.gov.uk/reviews/housing-selective-licensing/selective-licensing/sele>
Please note that the Agent has not been tested. Neither has the Agent checked whether any other aspects of the property or the tenancy are subject to selective licensing. Please note that the Agent has not been tested. Neither has the Agent checked whether any other aspects of the property or the tenancy are subject to selective licensing.



Energy Efficiency Graph



Area Map

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

Viewing



Floor Plan



Woodfield Road

West Town, Peterborough, PE3 6HD

Guide Price £375,000 - Freehold . Tax Band - D



Woodfield Road

West Town, Peterborough, PE3

6HD

*** Guide Price £375,000 - £385,000 ***

Immaculate extended semi-detached home with character; just minutes from Peterborough city centre and railway station. This beautifully presented property combines modern living with restored original features and offers four generous bedrooms, an extended dining/family room, and a stylish kitchen-breakfast area. Outside, enjoy a gravel driveway, oversized garage, and a private east-facing garden with patio and pergola. Perfect for commuters and families seeking a convenient city location.

Situated on the highly sought-after Woodfield Road in Peterborough, this immaculate extended semi-detached home enjoys a prime city location just a short walk from the railway station and city centre, making it an ideal choice for commuters and those seeking easy access to urban amenities. The property combines modern, versatile living with carefully restored original features that add character and charm throughout. The welcoming entrance hall sets the tone for the home and leads to a bay-fronted living room showcasing classic proportions and period appeal. To the rear, the extended dining and family room provides a superb space for everyday living and entertaining, seamlessly complementing the well-designed kitchen-breakfast room, which balances style and practicality. A ground-floor WC adds further convenience. Upstairs, a spacious galleried landing leads to four well-proportioned bedrooms, all thoughtfully presented and offering flexible accommodation for families or home working. The family bathroom is finished to a high standard and caters comfortably to modern living.

Externally, the property benefits from a gravel driveway providing off-road parking and access to an oversized single garage. The east-facing rear garden is a peaceful retreat, featuring a patio seating area, attractive pergola and mature planting, ideal for enjoying morning and afternoon sunshine. Maintained to an exceptional standard while retaining attractive original details, this superb home offers the perfect blend of character, comfort and commuter-friendly convenience. Early viewing is highly recommended to appreciate the location, condition and lifestyle on offer.

Entrance Porch

0.82 x 1.66 (2'8" x 5'5")

Entrance Hall

4.13 x 1.62 (13'6" x 5'3")

Lounge

3.90 x 3.61 (12'9" x 11'10")

Living/Dining Room

6.57 x 3.06 (21'6" x 10'0")

Kitchen

5.40 x 2.29 (17'8" x 7'6")

Utility Room

2.39 x 0.88 (7'10" x 2'10")

WC

0.89 x 1.49 (2'11" x 4'10")

Landing

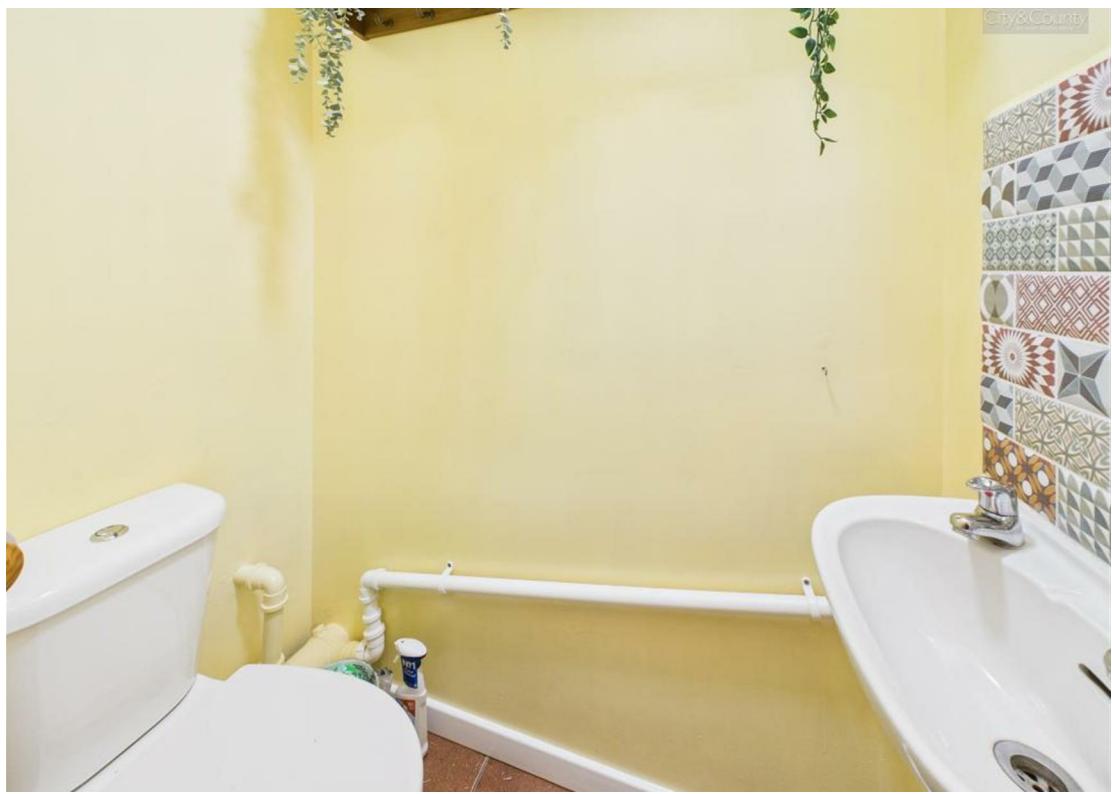
5.22 x 1.63 (17'1" x 5'4")

Master Bedroom

3.94 x 3.62 (12'11" x 11'10")

Bedroom Two

3.81 x 3.01 (12'5" x 9'10")



Bathroom
1.63 x 2.26 (5'4" x 7'4")
Bedroom Three
4.35 x 2.60 (14'3" x 8'6")
Bedroom Four
2.43 x 2.54 (7'11" x 8'3")
Garage
7.15 x 2.68 (23'5" x 8'9")
EPC - D
65/80
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: No
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
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.