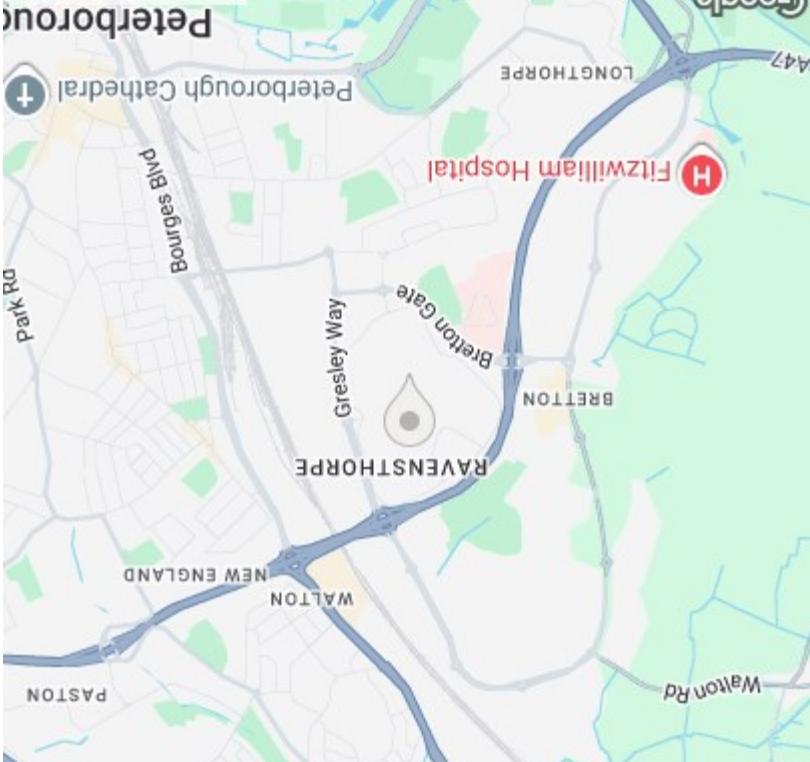


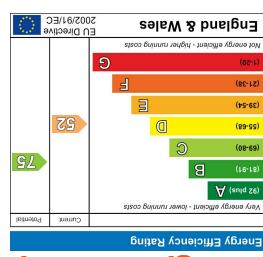
DISCLAIMER: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of the offer or contract. We have not carried out a structural survey and the services, appliances and fixtures have not been tested. Neither has the Agent checked legal documents to verify the validity of any guarantees and warranties. Loyalists and disclaimers referred to are given as a guide only and should not be relied upon for the purchase of properties 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 contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing. Please note for this property or require further information.

**Viewing**



**Energy Efficiency Graph**



**Area Map**



## Tansor Garth

Westwood, Peterborough, PE3

7DR

Situated in the popular Westwood area of Peterborough, this spacious mid-terrace home on Tansor Garth offers well-planned accommodation, a garage, and low-maintenance gardens, and has been owned by the same family for almost fifty years. Ideally located opposite a well-regarded primary school and close to local amenities and the City Hospital, the property further benefits from gas central heating and full uPVC double glazing, making it an excellent opportunity for a wide range of buyers.

This spacious mid-terrace home in the sought-after Tansor Garth area of Westwood, Peterborough offers a well-balanced and thoughtfully arranged layout that has clearly stood the test of time, having been lovingly occupied by the same owners for almost fifty years. The ground floor welcomes you via an entrance porch and hall which leads into a generous living room, a comfortable and inviting space ideal for everyday living and entertaining, while to the rear sits a well-proportioned kitchen diner that forms the heart of the home, offering ample room for cooking, dining and family gatherings, complemented by a convenient ground floor WC and inner hallway that enhances the flow and practicality of the layout. Rising to the first floor, the landing provides access to three well-sized bedrooms, including a spacious master bedroom alongside two further versatile rooms ideal for family, guests or home working, all served by a family bathroom. The property further benefits from gas central heating and is fully uPVC double glazed throughout, ensuring comfort and efficiency year-round. Externally, the home enjoys low-maintenance front and rear gardens, perfect for those seeking easy upkeep without compromising on outdoor space, and also includes a separate garage providing valuable storage or parking. Ideally positioned, the property is conveniently located close to a wide range of local amenities, Peterborough City Hospital, and sits directly opposite a highly regarded primary school, making it an excellent choice for families, professionals, or those looking to settle in a well-established and respected residential location.

**Entrance Porch**  
1.64 x 1.07 (5'4" x 3'6")

**Living Room**  
4.44 x 4.39 (14'6" x 14'4")

**Entrance Hall**  
1.50 x 1.78 (4'11" x 5'10")

**Kitchen Diner**  
5.49 x 2.60 (18'0" x 8'6")

**Hallway**  
0.91 x 1.20 (2'11" x 3'11")

**WC**  
0.91 x 1.82 (2'11" x 5'11")

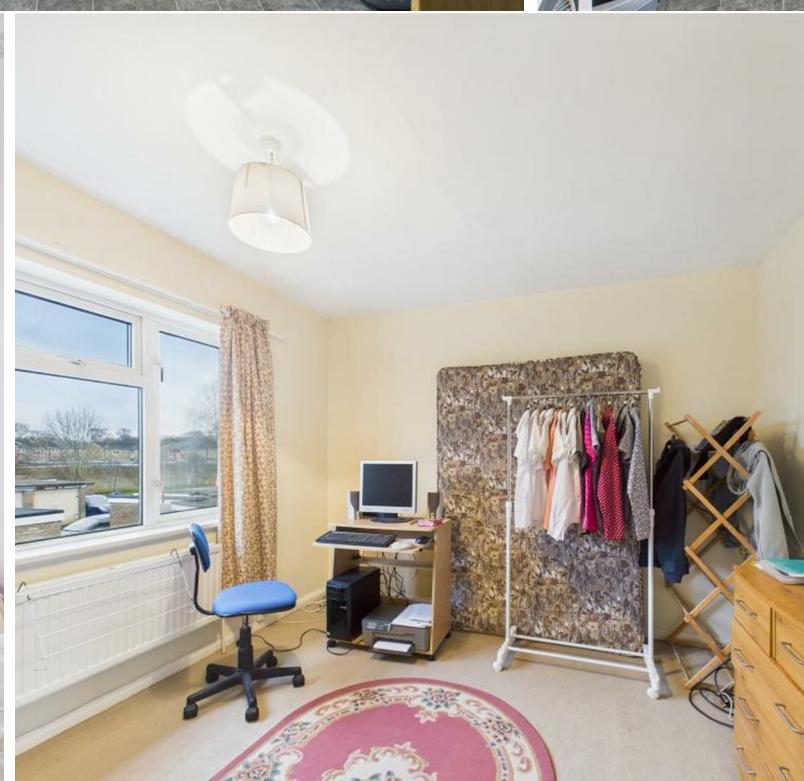
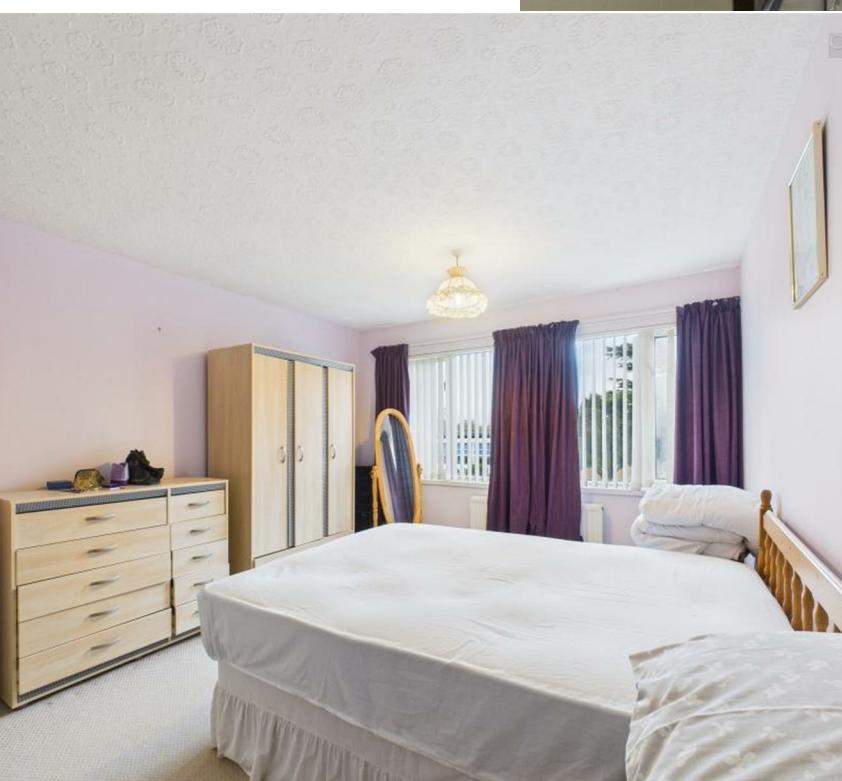
**Landing**  
1.89 x 2.23 (6'2" x 7'3")

**Master Bedroom**  
3.35 x 4.08 (10'11" x 13'4")

**Bedroom Two**  
3.49 x 3.10 (11'5" x 10'2")

**Bathroom**  
1.88 x 1.65 (6'2" x 5'4")

**Bedroom Three**  
2.06 x 3.16 (6'9" x 10'4")



**Garage**  
2.39 x 4.68 (7'10" x 15'4")  
**EPC - Commissioned**  
**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: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: TBC  
Mobile Coverage: TBC

**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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

