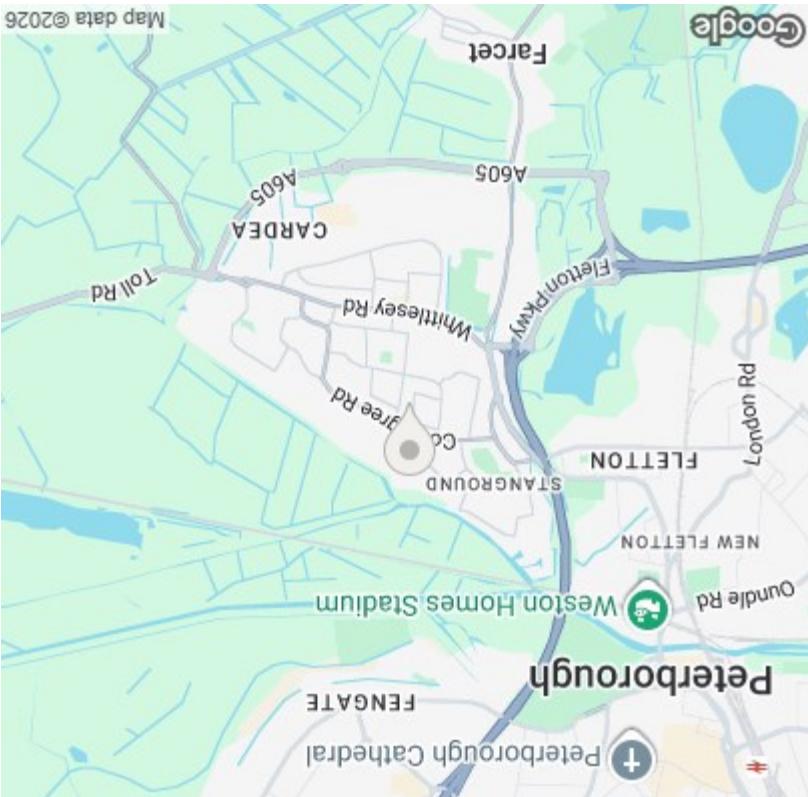


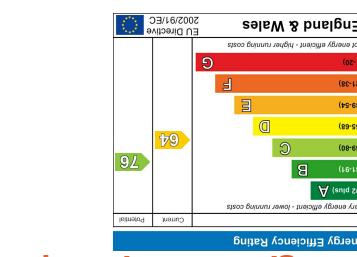
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.propertyselective-licensing.housingselective-licensing.gov.uk/residents/housingselective-licensing/>

Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of any fixtures and fittings. All photographs are for guidance only and should not be relied upon for the validity of any fixtures and fittings. Measurements and distances referred to are given as a guide only and should not be relied upon for the validity of any fixtures and fittings.

### Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough  
Office on 01733 563965 if you wish to arrange a viewing.  
Appointments are available 7 days a week.

Viewing



Floor Plan



Woodhurst Road

Stanground, Peterborough, PE2 8PG

Offers In Excess Of £200,000 - Freehold , Tax Band - B



## Woodhurst Road

Stanground, Peterborough, PE2 8PG

Offered to the market with no forward chain, this well-presented semi-detached bungalow occupies a desirable position on Woodhurst Road in Stanground, Peterborough. Providing spacious single-level living, a recently modernised shower room, off-road parking with garage access, and a low maintenance rear garden, the property represents an excellent opportunity for a range of buyers and is currently progressing through probate.

Situated on the ever-popular Woodhurst Road in Stanground, Peterborough, this well-proportioned semi-detached bungalow offers a fantastic opportunity for buyers seeking versatile, single-level living in a highly regarded residential location. The accommodation begins with a welcoming entrance hallway that provides access to the principal rooms and sets the tone for the practical layout beyond. To the front of the property, the generous lounge diner stretches the full depth of the home, creating a bright and sociable living space with clearly defined areas for both relaxation and dining, ideal for everyday living and entertaining alike. The kitchen is conveniently positioned just off the main living area and offers a functional layout with ample worktop and storage space, with potential for personalisation if desired. From the inner hallway, you'll find two well-proportioned double bedrooms, including a comfortable master bedroom and a second bedroom that would equally suit as a guest room, home office or hobby space. The shower room has been recently modernised to a high standard, featuring contemporary fittings and a stylish finish that adds a touch of luxury to the home. Externally, the property benefits from a block paved driveway to the front and continuing to the side behind secure gates, providing ample off-road parking and access to the garage, while the rear garden has been designed for low maintenance enjoyment, offering a private outdoor space without the burden of extensive upkeep. Offered for sale with no forward chain and currently progressing through the probate process, this appealing bungalow combines a desirable location with well-balanced accommodation and excellent potential, making it an ideal choice for downsizers, first-time buyers or investors alike.

**Entrance Hall**  
1.35 x 1.51 (4'5" x 4'11")

**Kitchen**  
3.12 x 1.88 (10'2" x 6'2")

**Lounge Diner**  
1.35 x 1.51 (4'5" x 4'11")

**Hallway**  
1.95 x 0.93 (6'4" x 3'0")

**Master Bedroom**  
3.82 x 2.72 (12'6" x 8'11")

**Shower Room**  
1.92 x 1.64 (6'3" x 5'4")

**Bedroom Two**  
3.47 x 2.73 (11'4" x 8'11")

**Garage**  
4.53 x 2.85 (14'10" x 9'4")

**EPC - D**  
64/76

**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, Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, 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.

