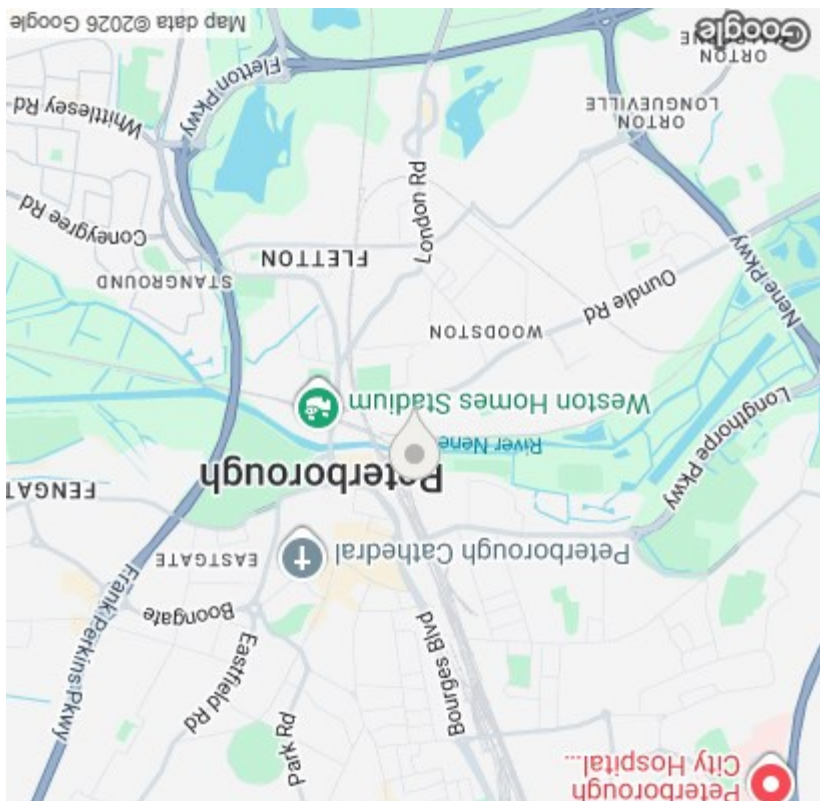


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of a structural surveyor should be considered. 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 guarantees. 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs
Climate
Minimum

Energy Efficiency Graph



Area Map



Floor Plan

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



George Street

Woodston, Peterborough, PE2 9PD

£324,995 - Freehold , Tax Band - B



George Street

Woodston, Peterborough, PE2 9PD

This beautifully presented period home on George Street, Woodston, offers an exceptional combination of character, space, and modern living, all within walking distance of Peterborough city centre. Sympathetically improved by the current owners, the property seamlessly blends period charm with contemporary finishes, including a high-specification kitchen with granite worktops, impressive high ceilings throughout, and spacious, versatile accommodation across two floors. Occupying a generous plot with a mature and private rear garden, the home further benefits from a driveway, single garage, and is offered for sale with no forward chain.

Situated on the ever-popular George Street in Woodston, just a short stroll from Peterborough City Centre, this beautifully presented period home offers an exceptional blend of timeless character and stylish contemporary living. Occupying a generous plot on a quiet no-through road, the property has been sympathetically improved during the current ownership, carefully combining modern features with the charm and elegance expected from a home of this era. From the moment you step through the entrance porch and into the welcoming entrance hallway, the sense of space is immediately apparent, enhanced by the impressive high ceilings that continue throughout the home and create a wonderfully grand and airy atmosphere. To the front of the property is an elegant lounge, a cosy yet spacious reception room filled with character, while further along the hallway the home opens into a substantial dining room, ideal for both formal entertaining and family gatherings. The kitchen has been thoughtfully upgraded to a high specification and features a modern range of units complemented by luxurious granite worktops, offering both practicality and style, with ample space for everyday living. Adjacent to the kitchen is a useful utility room, adding further convenience and functionality to the ground floor layout, while to the rear of the property the living room provides an additional versatile reception space overlooking the garden, perfect for relaxing and enjoying the peaceful surroundings. The first floor continues to impress with a spacious landing leading to three well-proportioned bedrooms, including a generous master bedroom complete with en-suite facilities, while the remaining bedrooms are served by a beautifully appointed family bathroom. Externally, the property enjoys a large and mature private garden, providing an excellent degree of privacy and a wonderful outdoor retreat with plenty of space for entertaining, children, or keen gardeners alike. In addition, there is a driveway to the side leading to a single garage, further enhancing the practicality of this impressive home. Offered for sale with no forward chain, this is a rare opportunity to acquire a substantial and characterful period property in one of Peterborough's most convenient residential locations.

- Entrance Porch**
1.00 x 1.04 (3'3" x 3'4")
- Entrance Hall**
3.25 x 8.29 (10'7" x 27'2")
- Lounge**
3.66 x 4.47 (12'0" x 14'7")
- Dining Room**
3.74 x 3.76 (12'3" x 12'4")
- Kitchen**
3.22 x 3.05 (10'6" x 10'0")
- Utility Room**
2.16 x 1.53 (7'1" x 5'0")
- Living Room**
3.25 x 4.72 (10'7" x 15'5")
- Landing**
5.29 x 1.64 (17'4" x 5'4")



- Master Bedroom**
3.97 x 3.71 (13'0" x 12'2")
- En-Suite To Master Bedroom**
2.13 x 1.68 (6'11" x 5'6")
- Bedroom Two**
5.13 x 3.73 (16'9" x 12'2")
- Bathroom**
2.36 x 3.13 (7'8" x 10'3")
- Bedroom Three**
3.23 x 2.39 (10'7" x 7'10")
- Garage**
2.19 x 6.20 (7'2" x 20'4")
- EPC - D**
55/76
- 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 (answer yes if there are restrictions, eg does not allow pets): 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: Driveway Private, Off Street Parking, Single Garage
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

