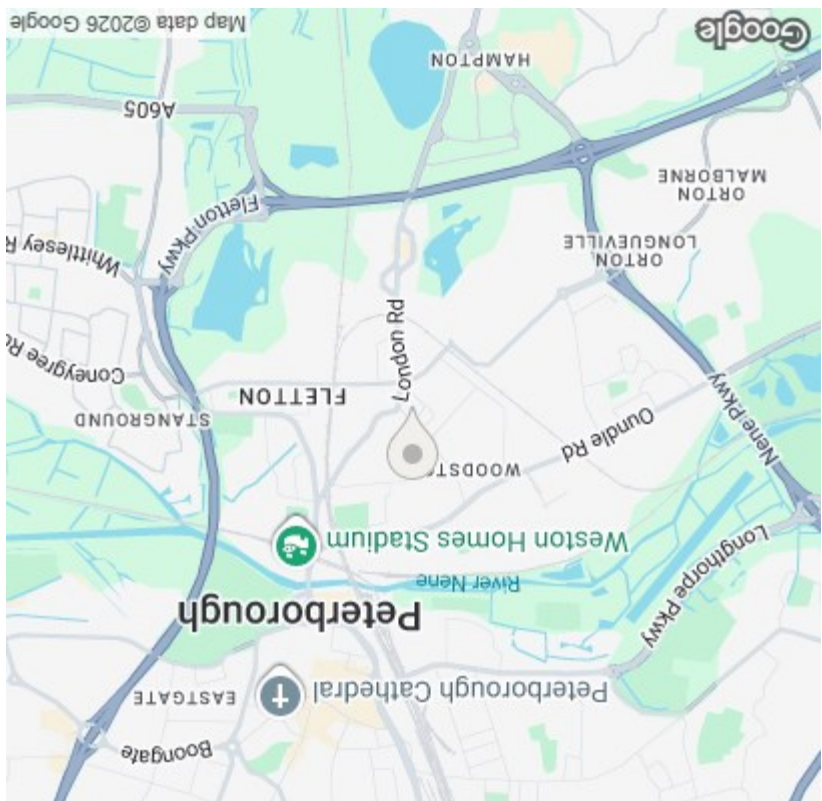
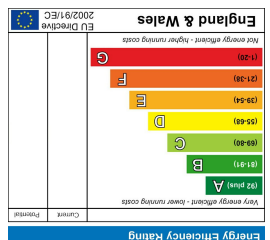


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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

Energy Efficiency Graph



Area Map



Floor Plan



Westbrook Park Close
Woodston, Peterborough, PE2 9JQ

£249,950 - Freehold , Tax Band - B



Westbrook Park Close

Woodston, Peterborough, PE2 9JQ

Situated within a quiet and rarely available cul-de-sac, this well presented three bedroom semi detached family home is offered to the market with no forward chain. The property benefits from two reception rooms, a refitted kitchen and shower room, along with a mature rear garden. Further advantages include a driveway providing off road parking for several vehicles, as well as a garage and additional sheds. Ideally located within walking distance to local amenities and bus routes, this home offers both convenience and a peaceful setting.

This attractive three bedroom semi detached home on Westbrook Park Close offers a fantastic opportunity for families and buyers seeking a well positioned property with excellent potential. Upon entering, you are welcomed by a spacious entrance hall which leads through to a bright and comfortable living room positioned at the front of the property, featuring a bay window that allows for plenty of natural light. To the rear, a separate dining room provides an ideal space for entertaining, with direct access through to the kitchen. The kitchen has been re fitted to a modern standard, offering ample worktop and storage space, along with a practical layout for day to day living. Upstairs, the property comprises three bedrooms, including two generous doubles and a well proportioned third bedroom, ideal as a nursery, home office or guest room. The shower room has also been re fitted, providing a clean and contemporary finish. A central landing connects all rooms, creating a functional and well balanced first floor layout. Externally, the property benefits from a private enclosed rear garden, perfect for families or outdoor entertaining. To the front, a driveway provides off road parking for multiple vehicles, leading to a garage and additional sheds which offer excellent storage or workshop potential. Positioned within a quiet cul-de-sac where properties seldom become available, this home is conveniently located within walking distance to local shops, schools and transport links, making it an ideal choice for families and commuters alike. Offered with no forward chain, this is a superb opportunity to secure a home in a sought after location. Probate has been applied for but not yet granted.

Entrance Hall
4.12 x 1.82 (13'6" x 5'11")

Living Room
3.69 x 3.94 (12'1" x 12'11")

Dining Room
3.67 x 3.45 (12'0" x 11'3")

Kitchen
4.60 x 2.24 (15'1" x 7'4")

Landing
2.97 x 1.93 (9'8" x 6'3")

Master Bedroom
3.72 x 3.63 (12'2" x 11'10")

Bedroom Two
3.70 x 3.66 (12'1" x 12'0")

Shower Room
2.00 x 1.95 (6'6" x 6'4")

Bedroom Three
2.33 x 2.13 (7'7" x 6'11")

EPC - Awaiting

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Stair Lift
 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: Single Detached Garage, Driveway Private, Gated Parking, Off Street 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

