

Bozeat Way

Westwood, Peterborough, PE3 7JF

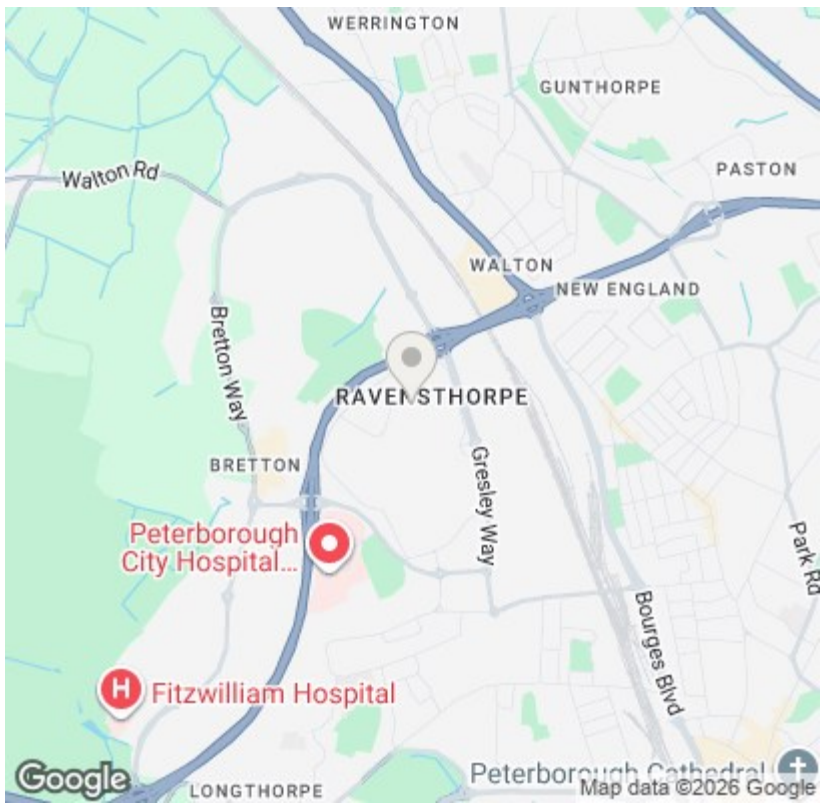
**Offers In Excess Of £230,000 - Freehold, Tax Band - A**

3 | | C

## Floor Plan



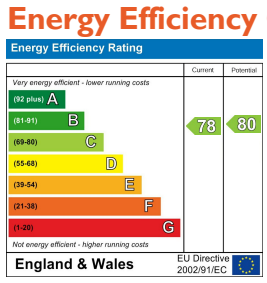

## Area Map




## Viewing

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.

## Energy Efficiency Graph




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 guarantee. 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 licencing 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.

# Bozeat Way

## Westwood, Peterborough, PE3 7JF

Situated in a quiet cul-de-sac in the popular Westwood area of Peterborough, this three bedroom semi detached family home offers spacious living accommodation, a private enclosed rear garden and a large driveway providing ample off road parking. The property further benefits from a kitchen dining room, a generous living room, a downstairs WC, a detached single garage and two brick sheds currently used as utility space. Offering plenty of potential for a variety of buyers, this property would make an ideal first time purchase or family home.

The accommodation comprises an entrance hall leading to a spacious living room, providing an inviting space to relax, alongside a kitchen dining room ideal for everyday family life and entertaining. A downstairs WC adds further practicality, while the first floor offers three bedrooms and a family bathroom. Outside, the property enjoys a private enclosed rear garden, perfect for outdoor dining and enjoying the warmer months. To the front, a large driveway provides ample off road parking and leads to a detached single garage, with two additional brick sheds currently utilised as useful utility space. Situated within Westwood, the property benefits from access to a range of local amenities, schools and green spaces, with convenient road links into Peterborough city centre and its wider range of shopping, leisure and transport facilities. With its generous parking, useful external storage and appealing cul-de-sac position, this home is well suited to first time buyers and growing families alike. Front lawn is owned and maintained by the council and the solar panels are leased.

**Entrance Hall**
1.49 x 2.86 (4'10" x 9'4")

**Lounge**
4.40 x 4.37 (14'5" x 14'4")

**Kitchen Diner**
5.45 x 2.61 (17'10" x 8'6")

**Hallway**
0.88 x 1.00 (2'10" x 3'3")

**WC**
0.87 x 1.80 (2'10" x 5'10")

**Brick Shed One**
0.95 x 1.07 (3'1" x 3'6")

**Landing**

**Master Bedroom**
2.86 x 4.41 (9'4" x 14'5")

**Bedroom Two**
3.47 x 2.54 (11'4" x 8'3")

**Bathroom**
1.85 x 1.66 (6'0" x 5'5")

**Bedroom Three**
2.50 x 2.89 (8'2" x 9'5")

**Garage**
2.38 x 4.85 (7'9" x 15'10")

**Brick Shed Two**
2.37 x 1.55 (7'9" x 5'1")

**EPC - C**
78/80

**Tenure - Freehold**





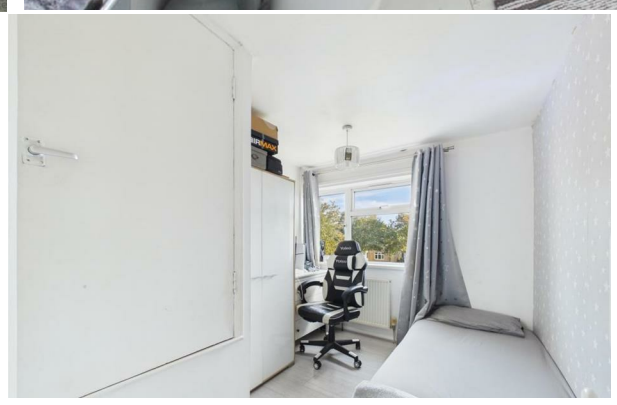














**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (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 Garage, Off Street Parking
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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**





