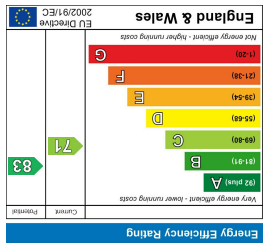


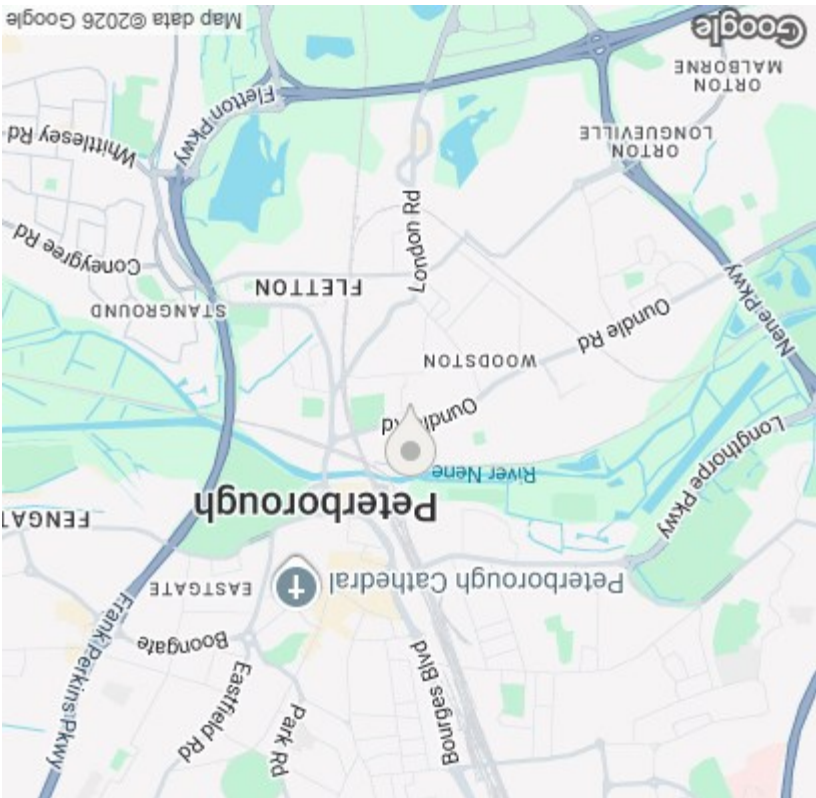
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the agent checked 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 licensing is applicable.

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



Tower Street
Woodston, Peterborough, PE2 9AE

Located on the quiet Tower Street in Woodston, just a short distance from Peterborough City Centre, this well presented and modern mid terraced house offers two bedrooms (one with en-suite), a spacious dining room and a contemporary kitchen and bathroom. Outside, an enclosed rear garden with gated access leads to a parking area at the rear, and the property is offered with no forward chain, making it an ideal purchase for first-time buyers, professionals and investors alike.

Tucked away on the quiet Tower Street in Woodston, just a short distance from Peterborough City Centre, this well presented and modern mid terraced house offers stylish, easy-to-maintain living and is offered to the market with no forward chain. The property opens into a bright and welcoming living room, where a large front window floods the space with natural light, creating an inviting spot to relax at the end of the day. Beyond this, the generous dining room sits at the heart of the home, providing ample space for a full dining table and chairs, making it ideal for entertaining family and friends, with the staircase rising to the first floor from this room. To the rear, the modern kitchen is fitted with a range of units and work surfaces, with space for a hob and sink positioned beneath a side window, and is conveniently placed for serving meals to the adjoining dining room. Completing the ground floor is a contemporary bathroom with a bath with shower over, WVC and wash hand basin, benefiting from natural light through a side window. Upstairs, the spacious master bedroom is a lovely, light-filled retreat with room for a double bed and furniture, and benefits from its own private en-suite shower room, which is fitted with a shower cubicle, WVC and wash hand basin. The second bedroom is another well-proportioned double room with a front-facing window, making it perfect for guests, children, or a home office. Outside, the property enjoys an enclosed rear garden that provides a private space for outdoor dining, play or relaxation, while gated access leads to a parking area at the rear, a valuable asset so close to the city. Combining modern presentation, a practical layout and a convenient location, this home would suit first-time buyers, professionals and investors alike, and early viewing is highly recommended.

Living Room
3.51 x 3.47 (11'6" x 11'4")

Dining Room
3.45 x 4.71 (11'3" x 15'5")

Kitchen
1.75 x 2.67 (5'8" x 8'9")

Bathroom
1.84 x 2.22 (6'0" x 7'3")

Master Bedroom
3.52 x 3.73 (11'6" x 12'2")

En-Suite To Master Bedroom
1.79 x 2.61 (5'10" x 8'6")

Bedroom Two
3.52 x 3.48 (11'6" x 11'5")

EPC - Awaiting

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: Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
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.

