

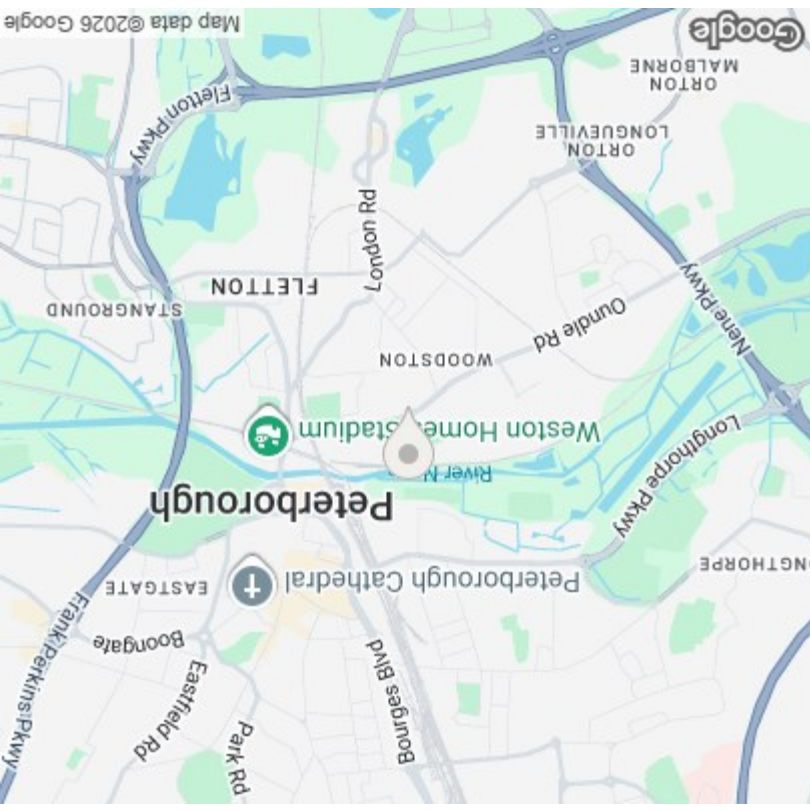
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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 Rating	
Class	Band
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - very high running costs	G

England & Wales
 EPC Rating
 2020/1/EC

Energy Efficiency Graph



Area Map



Floor Plan



Brewster Avenue
 Woodston, Peterborough, PE2 9PN
£225,000 - Freehold , Tax Band - B

3 1 2 D

Brewster Avenue

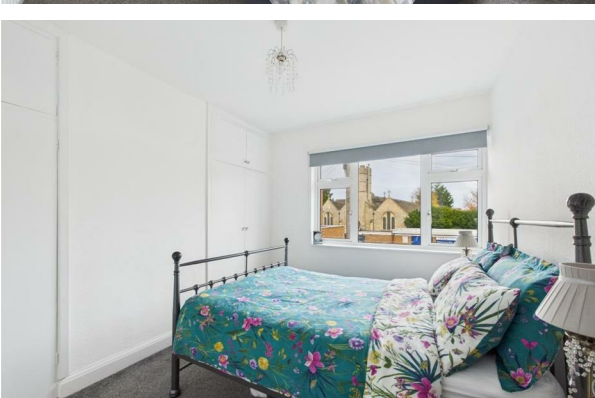
Woodston, Peterborough, PE2 9PN

A beautifully presented three-bedroom semi-detached family home, ideally situated on Brewster Avenue in Woodston within easy reach of local amenities, schools, and transport links. The property benefits from two spacious reception rooms, a recently re-fitted kitchen and bathroom, and a private enclosed rear garden with an outdoor VVC and utility room. A block-paved driveway provides off-road parking for two cars, and the home is offered with no forward chain, making it an ideal purchase for first-time buyers or those looking to downsize.

The property comprises an entrance hall leading into a bright and welcoming living room, followed by a separate dining room perfect for family meals or entertaining. The modern re-fitted kitchen features a stylish range of units and work surfaces, offering direct access to the outdoor utility room and WC. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a bath, wash hand basin, and WC.

Externally, the home enjoys a private, fully enclosed rear garden providing an excellent outdoor space for relaxing or hosting, while the block-paved driveway to the front offers parking for two vehicles. With its combination of modern finishes, practical layout, and convenient location, this property is ready to move straight into and would make a fantastic family home.

- Entrance Hall**
1.47 x 1.03 (4'9" x 3'4")
- Living Room**
3.27 x 4.23 (10'8" x 13'10")
- Dining Room**
3.03 x 3.21 (9'11" x 10'6")
- Kitchen**
3.00 x 1.74 (9'10" x 5'8")
- WC**
1.54 x 0.81 (5'0" x 2'7")
- Landing**
1.72 x 0.96 (5'7" x 3'1")
- Master Bedroom**
3.02 x 3.23 (9'10" x 10'7")
- Bathroom**
2.16 x 1.74 (7'1" x 5'8")
- Bedroom Two**
3.27 x 2.67 (10'8" x 8'9")
- Bedroom Three**
2.26 x 1.97 (7'4" x 6'5")
- EPC - D**
64/88
- 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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless, Mobile, Satellite
Internet Speed: up to 1000Mbps
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

