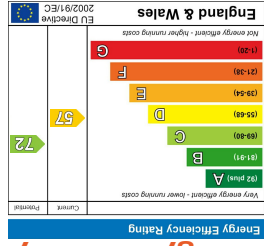


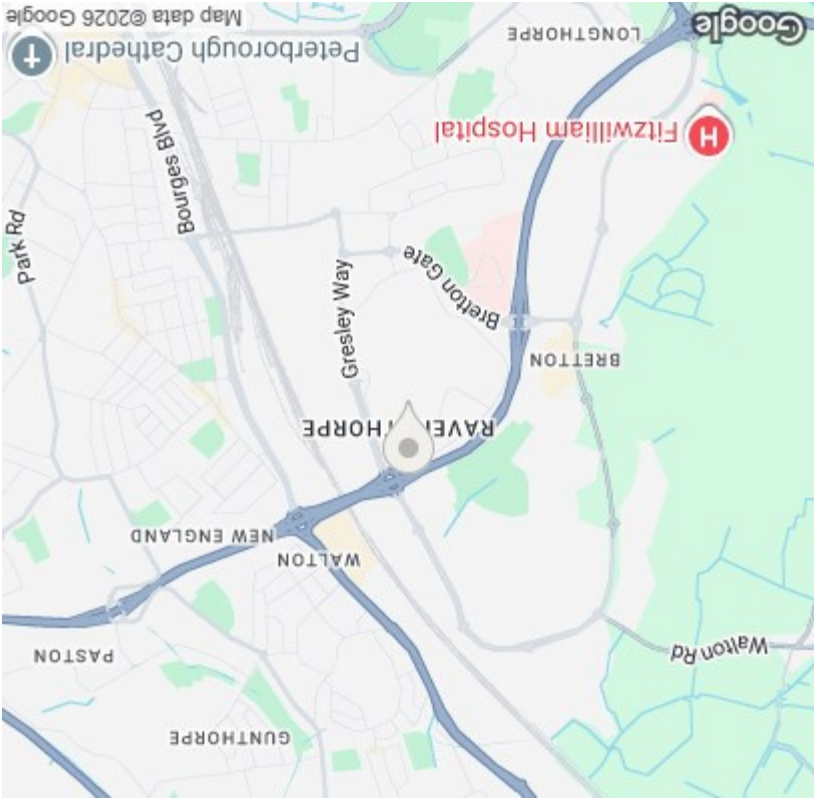
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 fittings. 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

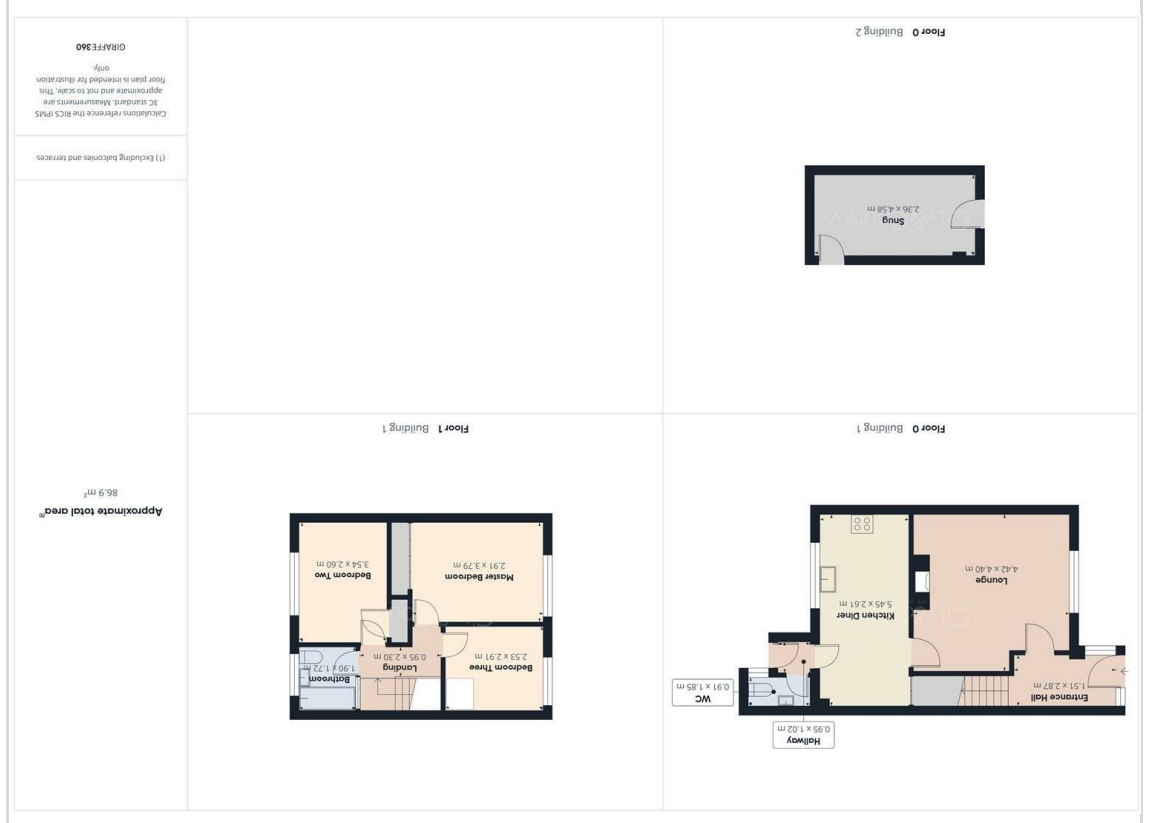
**Viewing**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Moulton Grove**

Westwood, Peterborough, PE3 7JG

**£249,950 - Freehold , Tax Band - A**



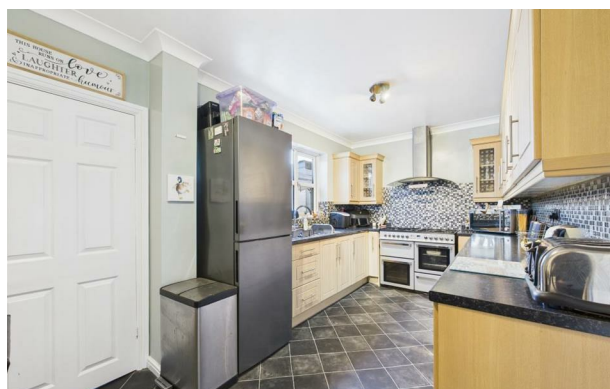
# Moulton Grove

Westwood, Peterborough, PE3 7JG

This attractive semi-detached home, set in the quiet cul-de-sac of Moulton Grove in Westwood, offers well-presented accommodation throughout, generous outdoor space, and excellent parking. With a converted garage bar, a spacious garden featuring both patio and lawned areas, and a peaceful position close to local amenities, it's an inviting property ideal for modern family living.

Set within the quiet cul-de-sac of Moulton Grove in Westwood, Peterborough, this well-presented semi-detached home offers a modern and comfortable layout ideal for family living, beginning with a welcoming entrance hall that leads into a bright lounge before opening through to the spacious kitchen-diner at the rear, where French doors provide seamless access to the generous rear garden. A separate hallway connects to a convenient ground-floor WC, while upstairs the landing leads to three well-proportioned bedrooms and a contemporary family bathroom, all thoughtfully arranged to maximise light and space. Externally, the property continues to impress: the converted garage now provides a fantastic home bar perfect for entertaining, with an additional separate storage area retained. The rear garden is a standout feature, offering a large patio for outdoor dining, a wide lawned area for children or pets, and the added bonus of a summer house and hot tub available by separate negotiation. The house enjoys off-road parking for three vehicles and benefits from a pleasant outlook while being tucked away in a peaceful location close to local amenities and transport links—making this an appealing and practical home ready to move straight into.

- Entrance Hall**  
1.51 x 2.87 (4'11" x 9'4")
- Lounge**  
4.42 x 4.40 (14'6" x 14'5")
- Kitchen Diner**  
5.45 x 2.61 (17'10" x 8'6")
- Hallway**  
0.95 x 1.02 (3'1" x 3'4")
- WC**  
0.91 x 1.85 (2'11" x 6'0")
- Landing**  
0.95 x 2.30 (3'1" x 7'6")
- Master Bedroom**  
2.91 x 3.79 (9'6" x 12'5")
- Bedroom Two**  
3.54 x 2.60 (11'7" x 8'6")
- Bathroom**  
1.90 x 1.72 (6'2" x 5'7")
- Bedroom Three**  
2.53 x 2.91 (8'3" x 9'6")
- Snug**  
2.36 x 4.58 (7'8" x 15'0")
- EPC - D**  
57/72
- 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: Single Garage, Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable, FttP
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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**

