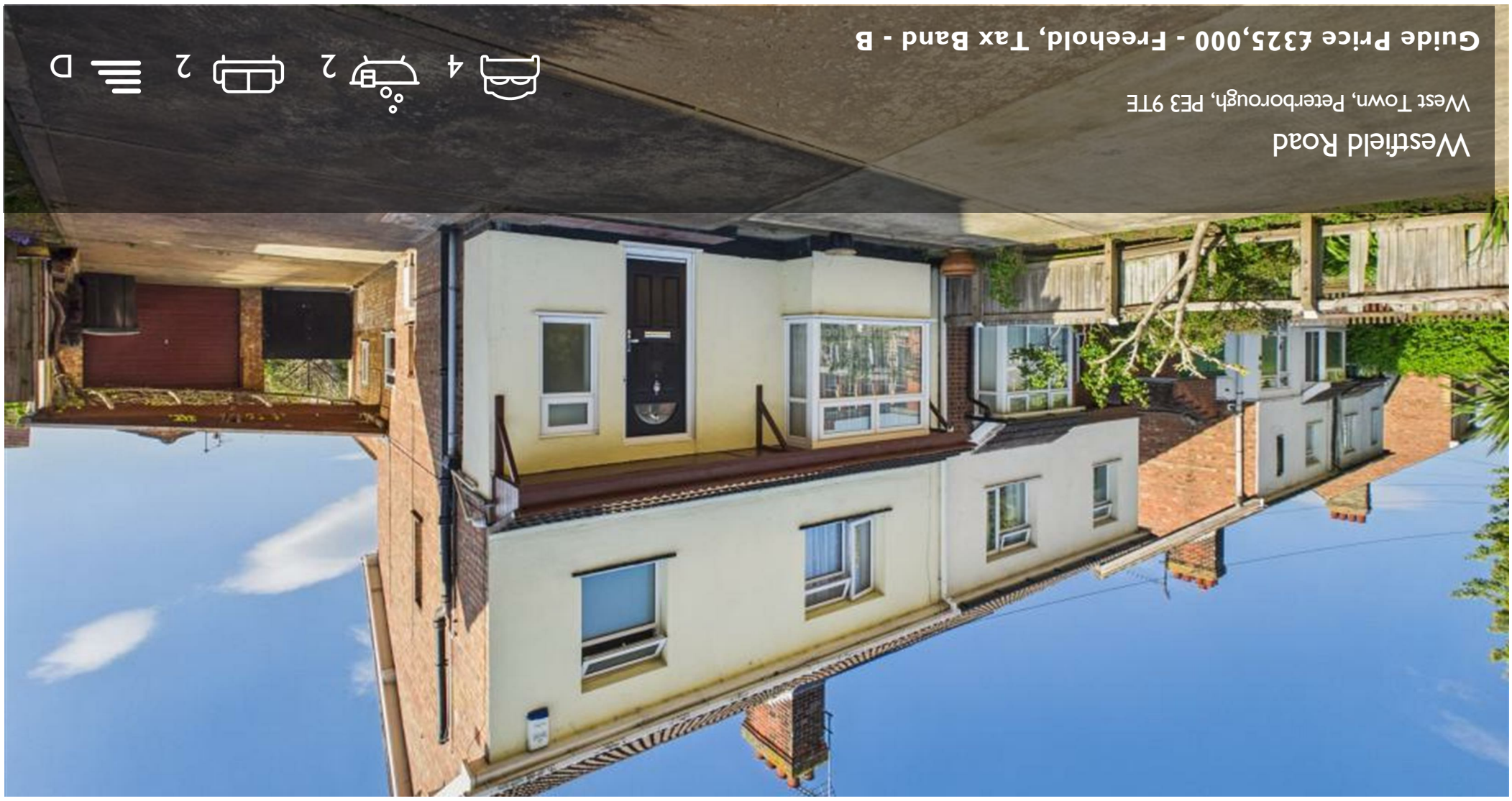


Westfield Road

West Town, Peterborough, PE3 9TE

Guide Price £325,000 - Freehold, Tax Band - B

4 2 2 D

Floor Plan



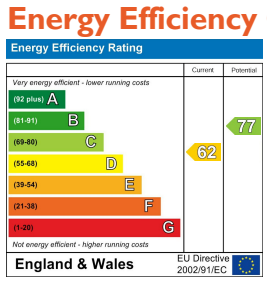
Area Map



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.

Westfield Road

West Town, Peterborough, PE3 9TE

***GUIDE PRICE £325,000 - £350,000 ***

A heavily extended three/four bedroom semi detached family home offering generous and versatile living space, ideally located within proximity to Peterborough Station and the city centre. The property benefits from a large open plan kitchen, dining and living area, a downstairs shower room, off road parking for multiple vehicles, a detached tandem garage with car pit, and a private enclosed rear garden, making it a superb choice for modern family living.

This well presented and thoughtfully extended three/four bedroom semi detached home offers spacious and flexible accommodation across two floors, perfectly suited to family life. Upon entering, you are welcomed by a generous entrance hall leading through to a bright and substantial living and dining room, creating an excellent space for both relaxing and entertaining. To the rear, the property has been significantly extended to provide an impressive open plan kitchen, dining and living area. This space forms the heart of the home, offering ample room for cooking, dining and socialising, with direct access to the rear garden. A convenient downstairs shower room and an additional bedroom/reception on the ground floor add further practicality, ideal for guests, multi generational living or a home office.
Upstairs, the property comprises three well proportioned bedrooms, including a spacious principal bedroom, along with a family bathroom accessed from the landing. Externally, the property benefits from off road parking for multiple vehicles to the front, while to the rear there is a private and enclosed garden, offering a safe and enjoyable outdoor space for families. A standout feature is the detached tandem garage, complete with a car pit, providing excellent storage, workshop potential or secure parking. Situated within easy reach of Peterborough Station and the city centre, this property combines space, convenience and versatility, making it an ideal long term family home.

Entrance Hall
2.40 x 4.21 (7'10" x 13'9")

Bedroom Four/Reception
2.38 x 3.16 (7'9" x 10'4")

Understairs Storage
1.16 x 0.82 (3'9" x 2'8")

Living/Dining Room
3.65 x 7.01 (11'11" x 22'11")

Kitchen Diner
6.10 x 5.01 (20'0" x 16'5")

Shower Room
1.82 x 2.09 (5'11" x 6'10")

Landing
1.57 x 2.72 (5'1" x 8'11")

Master Bedroom
3.64 x 3.64 (11'11" x 11'11")

Bedroom Two
3.64 x 3.22 (11'11" x 10'6")

Bathroom
2.39 x 1.44 (7'10" x 4'8")

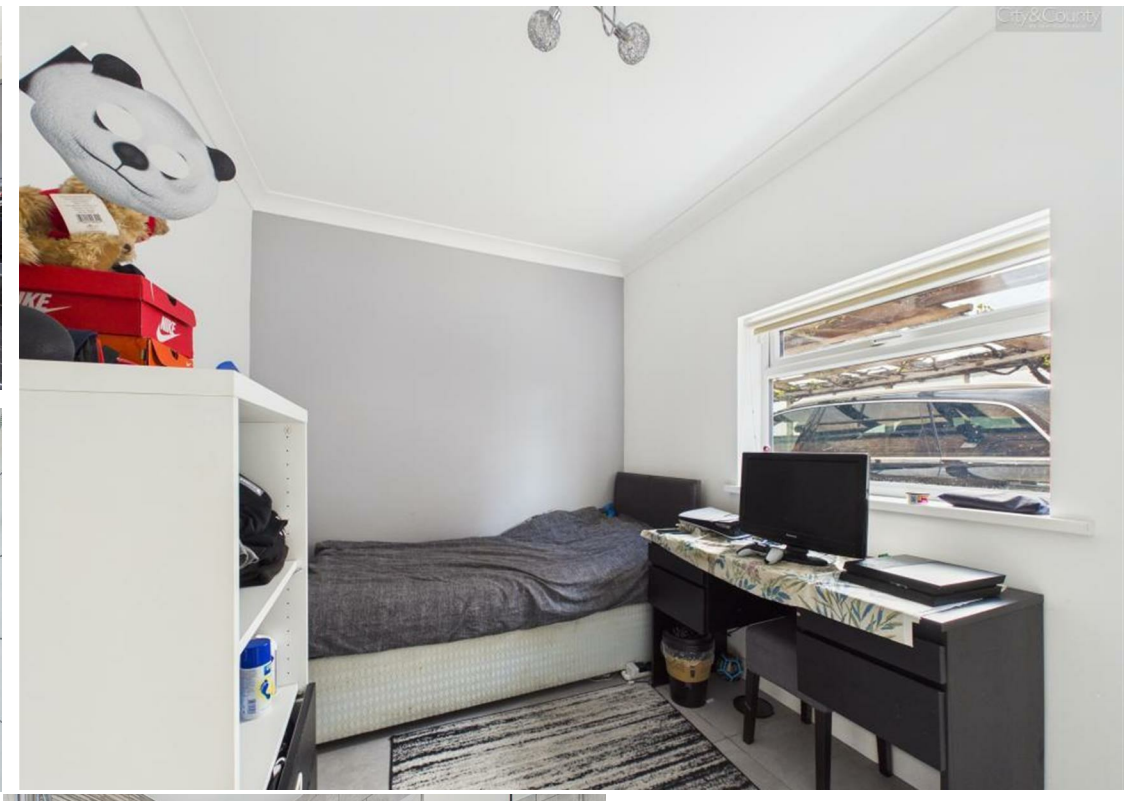
Bedroom Three
2.44 x 2.61 (8'0" x 8'6")



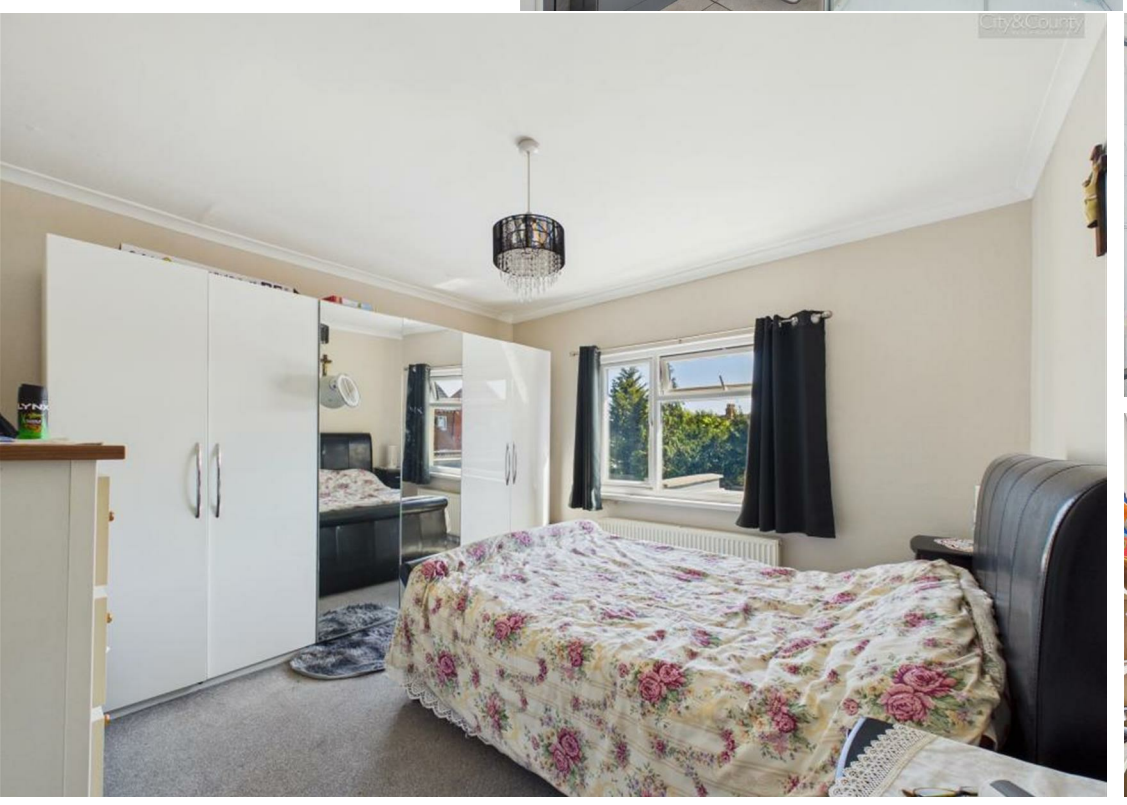


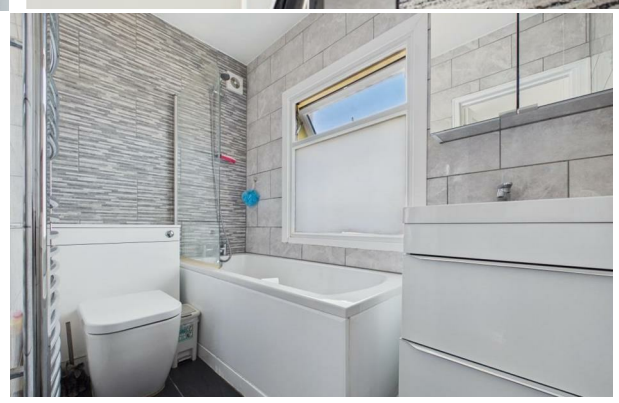


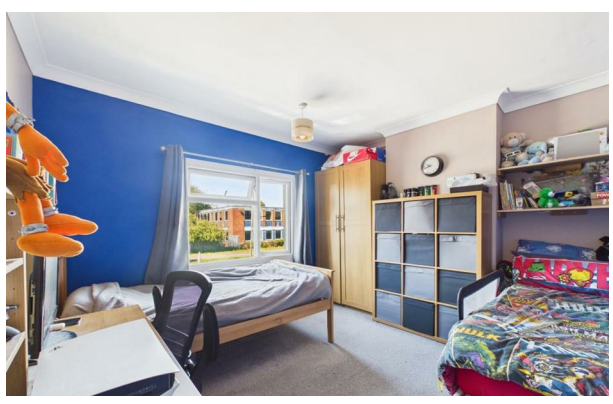


















Garage
3.12 x 6.54 (10'2" x 21'5")

EPC - D
62/77

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: Tandem Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Excellent

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