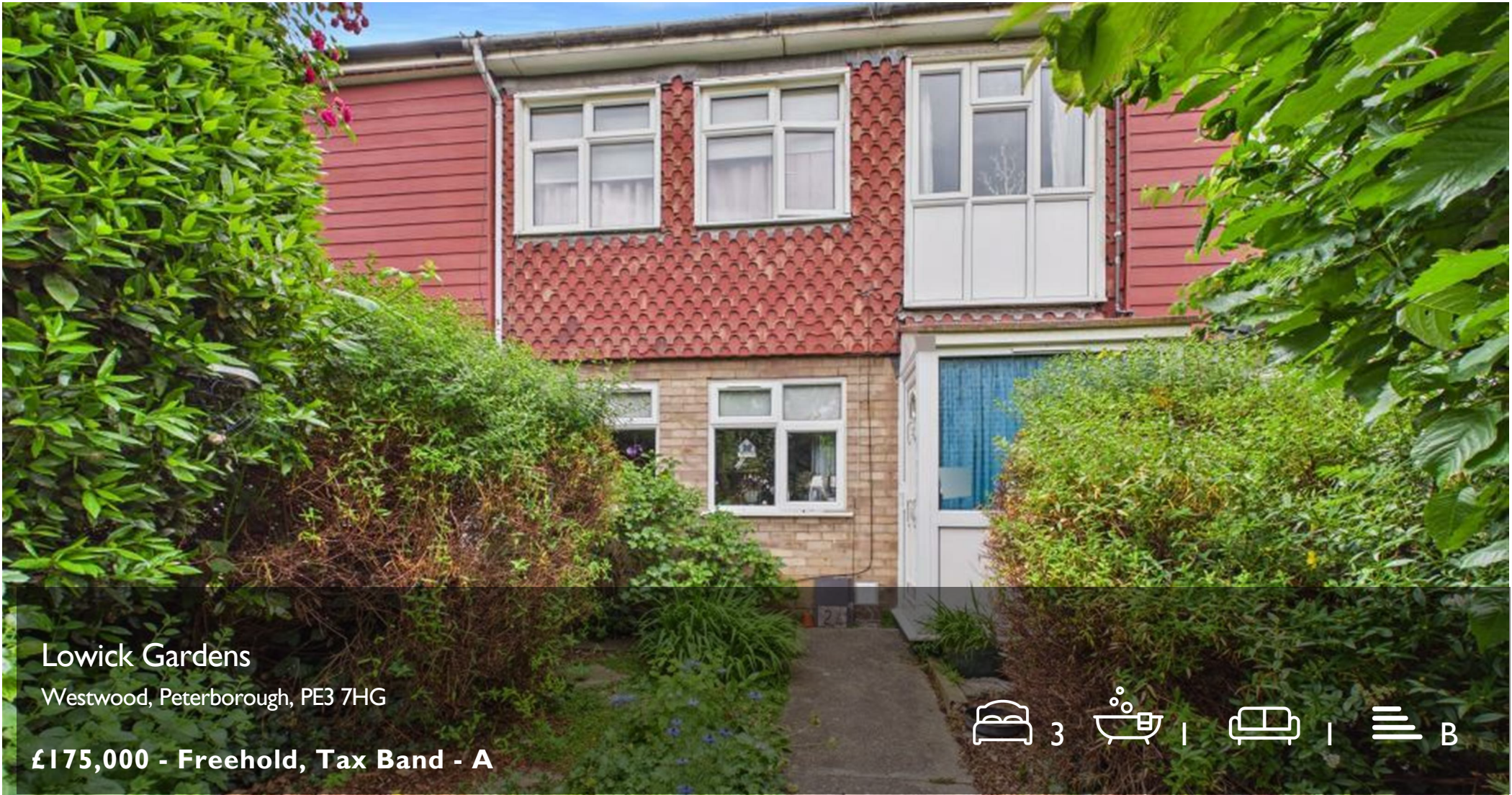




Lowick Gardens

Westwood, Peterborough, PE3 7HG

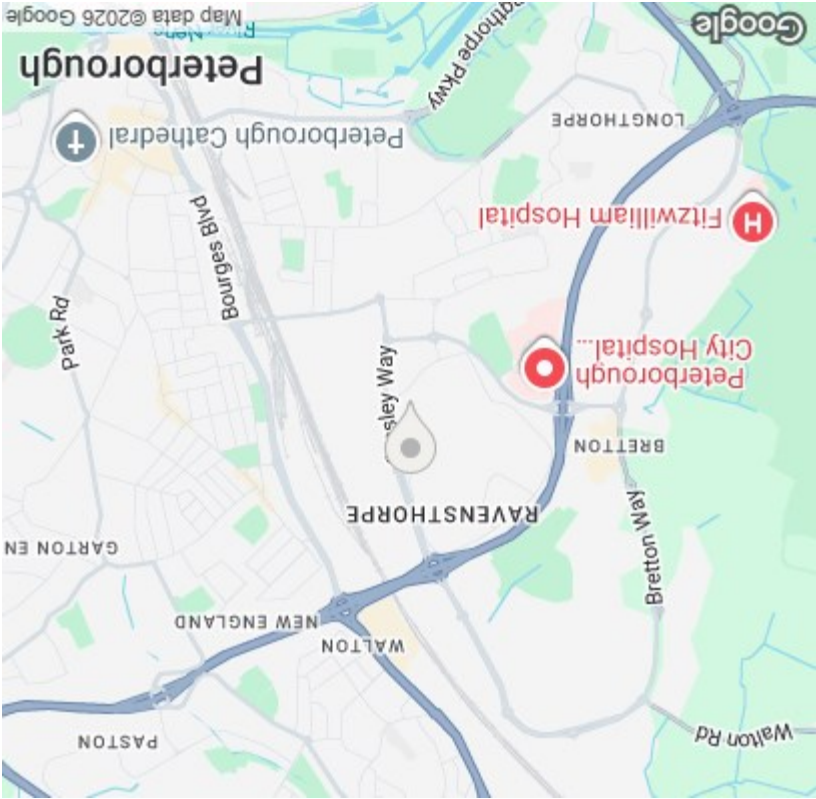
£175,000 - Freehold, Tax Band - A



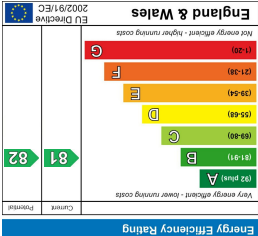
Floor Plan



Area Map



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 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.

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

Lowick Gardens

Westwood, Peterborough, PE3
7HG

A well presented three bedroom terrace home, offered for sale with no forward chain and providing an excellent opportunity for a first time buyer or investor. The property benefits from a private enclosed rear garden, front garden, single garage with extended workshop, downstairs VWC and a spacious kitchen/dining room, while the popular residential location provides convenient access to a range of local amenities.

The accommodation is approached via an entrance hall which leads into the spacious living room, providing a comfortable central space with access through to the kitchen/dining room. The kitchen offers a practical range of wall and base units with space for the necessary appliances, while a conservatory provides an additional reception space with access to the rear garden. Also located on the ground floor is a useful VWC and storage cupboard. To the first floor, the landing leads to three bedrooms and the family bathroom. Outside, the property benefits from a private enclosed rear garden together with a front garden, while the separate garage provides useful parking and storage with the added benefit of an extended workshop, making this a versatile home with plenty to offer.

Entrance Hall
2.87 x 1.49 (9'4" x 4'10")

Living Room
4.36 x 4.41 (14'3" x 14'5")

Kitchen Diner
2.62 x 5.43 (8'7" x 17'9")

Conservatory
2.28 x 2.26 (7'5" x 7'4")

WC
1.85 x 0.88 (6'0" x 2'10")

Storage Cupboard
1.05 x 1.00 (3'5" x 3'3")

Landing
2.24 x 1.00 (7'4" x 3'3")

Master Bedroom
4.05 x 2.70 (13'3" x 8'10")

Bedroom Two
3.09 x 3.48 (10'1" x 11'5")

Bathroom
1.66 x 1.87 (5'5" x 6'1")

Bedroom Three
2.36 x 2.01 (7'8" x 6'7")

Garage
4.78 x 2.38 (15'8" x 7'9")

Storage Room
1.54 x 2.21 (5'0" x 7'3")

Workshop
3.65 x 2.35 (11'11" x 7'8")

EPC - B
81/82

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, Street Parking Permit Not Required
Solar Panels: Yes
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Night Storage Heaters
Internet connection: Adsl
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

