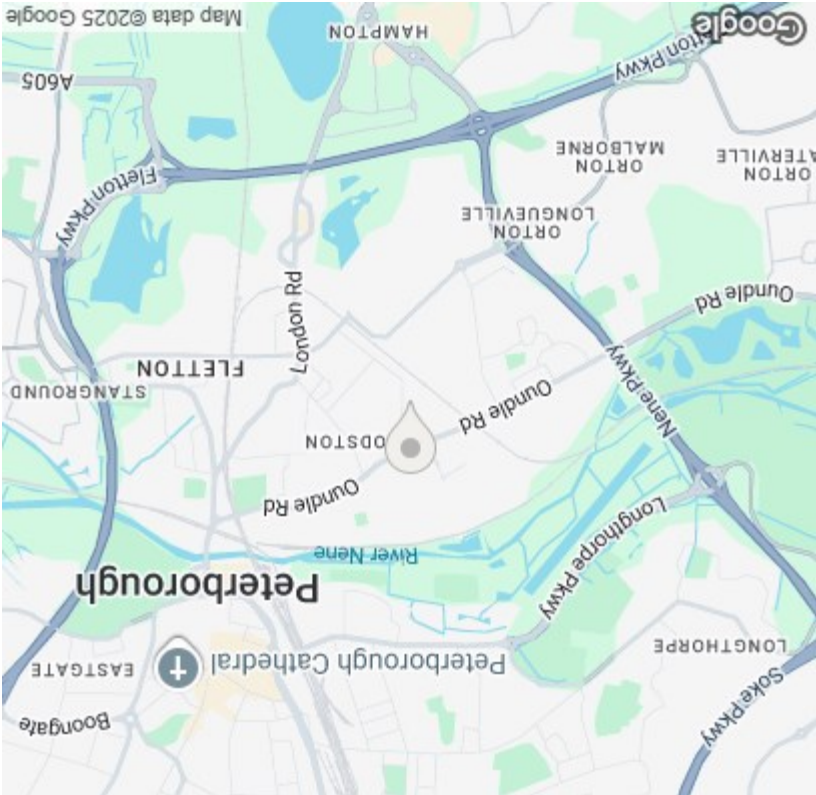




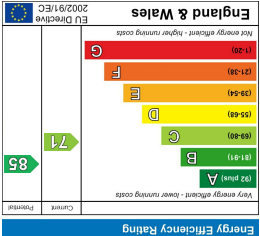
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Honeysuckle Court

Woodston, Peterborough, PE2 9JT

\*\*\*GUIDE PRICE £180,000 - £195,000\*\*\*

This well-presented semi-detached home in Honeysuckle Court, Woodston, offers stylish, low-maintenance living with no forward chain. Featuring two bedrooms, a bright lounge diner, private driveway parking, and a separate garage, it's ideally located near Peterborough city centre and Ferry Meadows Country Park—perfect for buyers seeking comfort, convenience, and outdoor access.

Nestled in the sought-after cul-de-sac of Honeysuckle Court in Woodston, Peterborough, this well-presented semi-detached home offers a fantastic opportunity for first-time buyers, downsizers, or investors. With easy access to both the vibrant city centre and the scenic Ferry Meadows Country Park, the property enjoys a perfect blend of urban convenience and natural beauty. Inside, the layout is practical and inviting, featuring a welcoming hallway leading to a bright, open-plan lounge diner and a well-appointed kitchen. Upstairs, there are two bedrooms, including a generous master, alongside a modern family bathroom. The home is tastefully decorated throughout, requiring no immediate work, and benefits from a low-maintenance rear garden—ideal for relaxing or entertaining. The property also boasts ample off-street parking on a private driveway and includes a separate garage, offering excellent storage or potential for additional use. With no forward chain, this home is ready for a swift and hassle-free move.

Entrance Hall  
200 x 1.11 (6'6" x 3'7")

Kitchen  
258 x 238 (8'5" x 7'9")

Lounge Diner  
470 x 355 (15'5" x 11'7")

Landing  
096 x 097 (3'1" x 3'2")

Master Bedroom  
358 x 359 (11'8" x 11'9")

Bathroom  
263 x 1.76 (8'7" x 5'9")

Bedroom Two  
370 x 1.73 (12'1" x 5'8")

Garage  
495 x 250 (16'2" x 8'2")

EPC - C  
71/85

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: Detached Garage, Single Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, 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.

