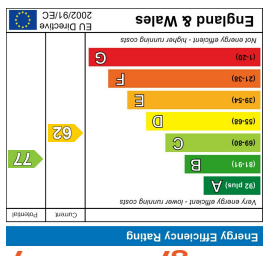
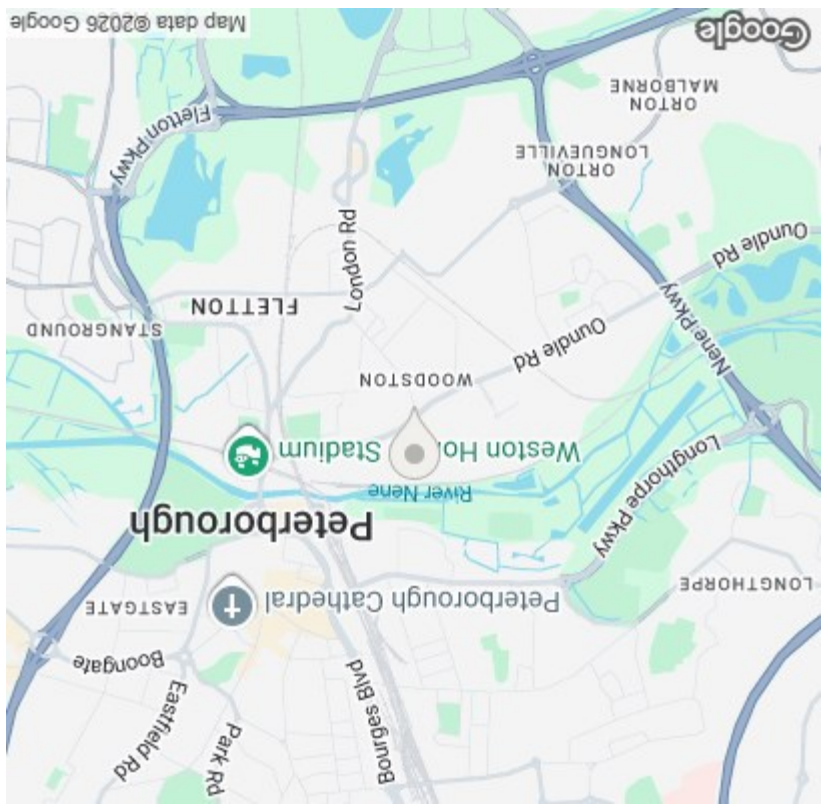


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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



Area Map



Floor Plan



New Road
 Woodston, Peterborough, PE2 9HA

£160,000 - Freehold , Tax Band - A



New Road

Woodston, Peterborough, PE2
9HA

Offered to the market with no forward chain, this two bedroom semi-detached home presents an excellent opportunity for first time buyers and investors alike. Conveniently located close to local amenities, the property features two reception rooms, a fitted kitchen, ground floor bathroom, and a private enclosed rear garden.

Situated in a convenient location close to a range of local shops, schools, and transport links, this two bedroom semi-detached home offers spacious and well-proportioned accommodation throughout and is available with no forward chain. The property is entered via a welcoming hallway which leads into the front living room, a bright and comfortable space enhanced by a bay window. To the rear is a separate dining room, providing an ideal area for entertaining or family meals, with stairs rising to the first floor and access through to the kitchen. The kitchen is fitted with a range of base and wall units and offers access to the rear bathroom, which is fitted with a three-piece suite.

On the first floor, the landing leads to two generously sized double bedrooms, both offering ample space for furniture and storage. Outside, the property benefits from a private enclosed rear garden, providing a low-maintenance outdoor space to enjoy. Parking is available on street to the front of the property. With its spacious layout, convenient location, and no onward chain, this property represents a fantastic first time purchase or investment opportunity. Early viewing is highly recommended.

Living Room
3.49 x 4.32 (11'5" x 14'2")

Hallway
0.81 x 0.86 (2'7" x 2'9")

Dining Room
3.58 x 3.43 (11'8" x 11'3")

Kitchen
2.71 x 1.77 (8'10" x 5'9")

Bathroom
2.55 x 1.27 (8'4" x 4'1")

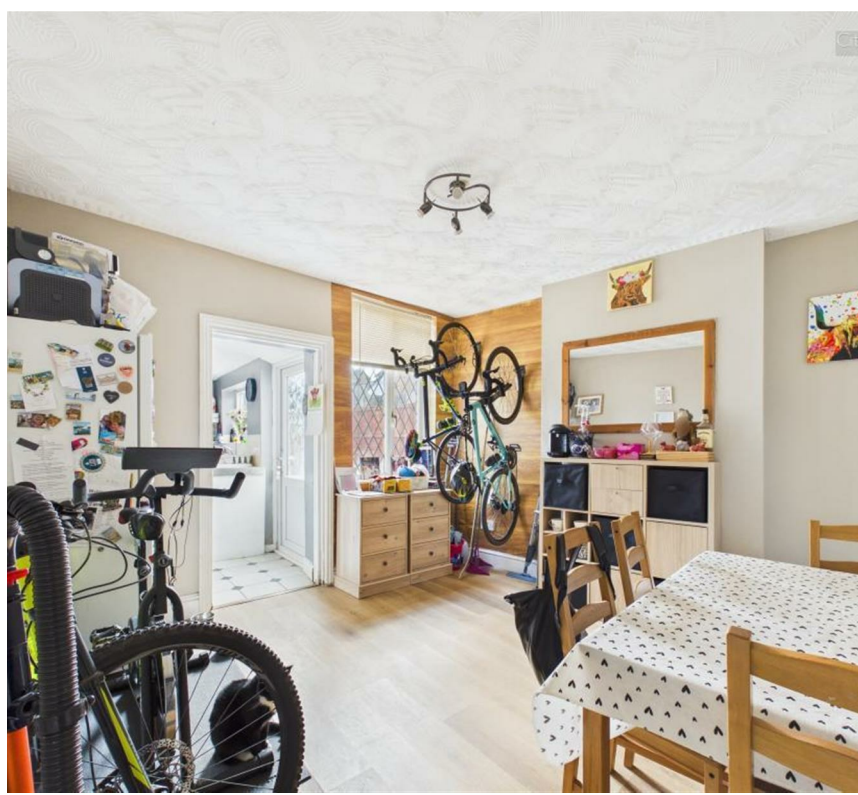
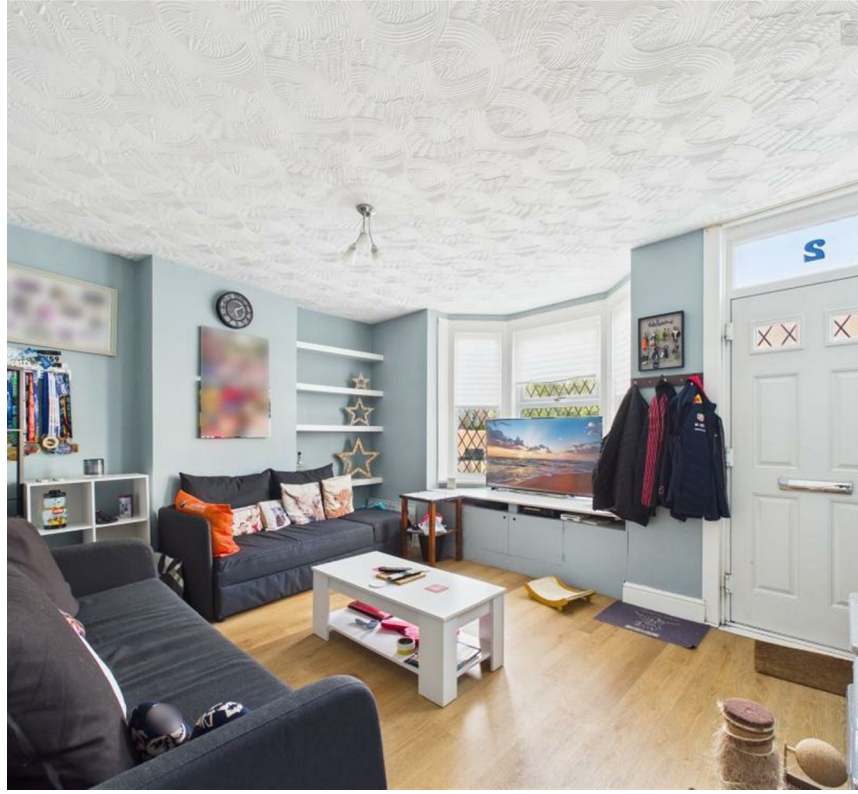
Landing
0.87 x 0.91 (2'10" x 2'11")

Master Bedroom
3.48 x 4.47 (11'5" x 14'7")

Bedroom Two
3.54 x 3.50 (11'7" x 11'5")

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: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: Yes
Other: No
Parking: Street Parking Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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