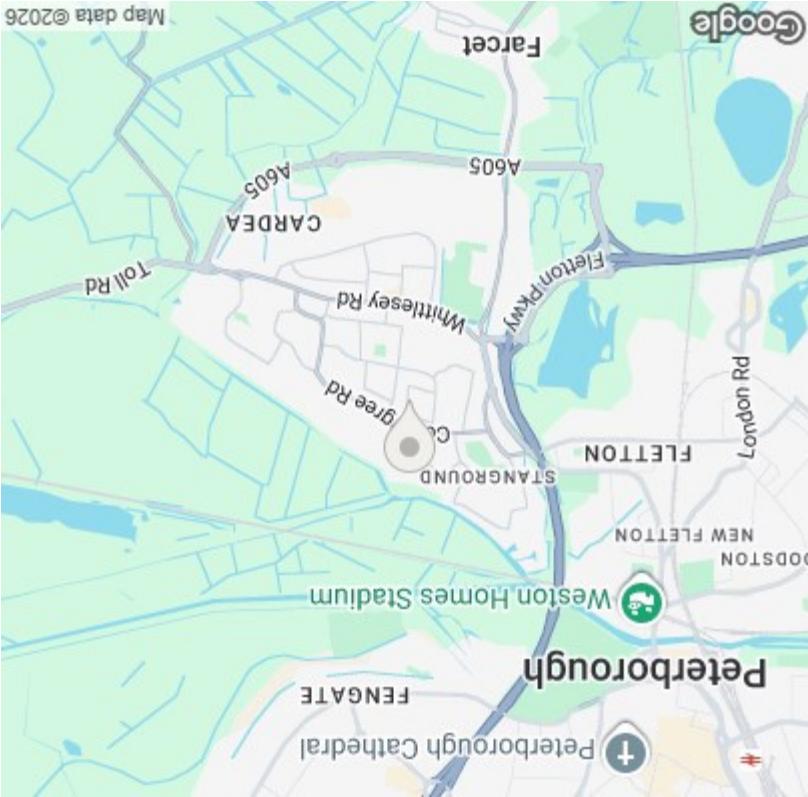


Please Note: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residents/licensing-selective-licensing/>

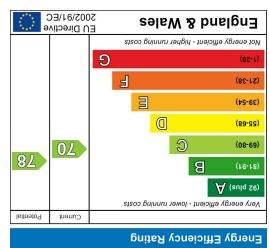
Please note that neither has the Agent nor the Seller been tested. Neither has the Agent prepared these Sales Particulars as a general guide to verify the legal status of the property or its suitability for any particular purpose. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or 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.

Discriminatory Practices and Specific Legal Notices: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to verify the legal status of the property or its suitability for any particular purpose. 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 fixtures fittings have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to verify the legal status of the property or its suitability for any particular purpose. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or 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.

Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Woodhurst Road

Stanground, Peterborough, PE2 8PG

Located in the sought-after area of Stanground, Peterborough, this inviting semi-detached home on Woodhurst Road is ideal for first-time buyers or growing families. Tucked away in a quiet cul-de-sac, the property offers both peace and convenience, with easy access to the Frank Perkins Parkway for effortless commuting. Inside, the home features an integral garage and well-planned living space, while outside, a generous, private, and enclosed rear garden provides the perfect setting for relaxation or play. With excellent local schooling, a range of nearby amenities, and strong transport links, this property presents a fantastic opportunity to enjoy comfort, space, and a great location all in one.

Situated in a quiet cul-de-sac in the popular Stanground area of Peterborough, this well-proportioned semi-detached home offers a practical layout and a welcoming sense of space, ideal for modern family living or a first-time purchase. On the ground floor, you are greeted by a spacious entrance hall that provides access to an integral garage—perfect for secure parking or additional storage. The kitchen is thoughtfully positioned at the front of the home and offers ample counter space and storage, along with convenient access to the rear garden. At the heart of the property, a generous open-plan lounge diner spans the full width of the house, filled with natural light and featuring direct access to the private rear garden—ideal for entertaining or relaxing with family. Upstairs, the home features three well-proportioned bedrooms. The master bedroom is bright and comfortable, offering ample room for furnishings. Two additional bedrooms—one a well-sized double and the other a generous single—make this a flexible family home with potential for guest rooms, a nursery, or a home office. A modern family bathroom completes the first floor. Outside, the property benefits from a private and enclosed rear garden, ideal for children, pets, or outdoor dining. The integral garage and driveway further enhance the property's practicality. Located with excellent access to local amenities, good schools, and public transport links, as well as being conveniently close to the Frank Perkins Parkway, this home combines comfort, space, and location in one attractive package.

Entrance Hall
4.33 x 1.85 (14'2" x 6'0")

Kitchen
5.31 x 1.91 (17'5" x 6'3")

Lounge Diner
3.69 x 6.34 (12'1" x 20'9")

Landing
2.13 x 1.03 (6'11" x 3'4")

Master Bedroom
3.45 x 3.38 (11'3" x 11'1")

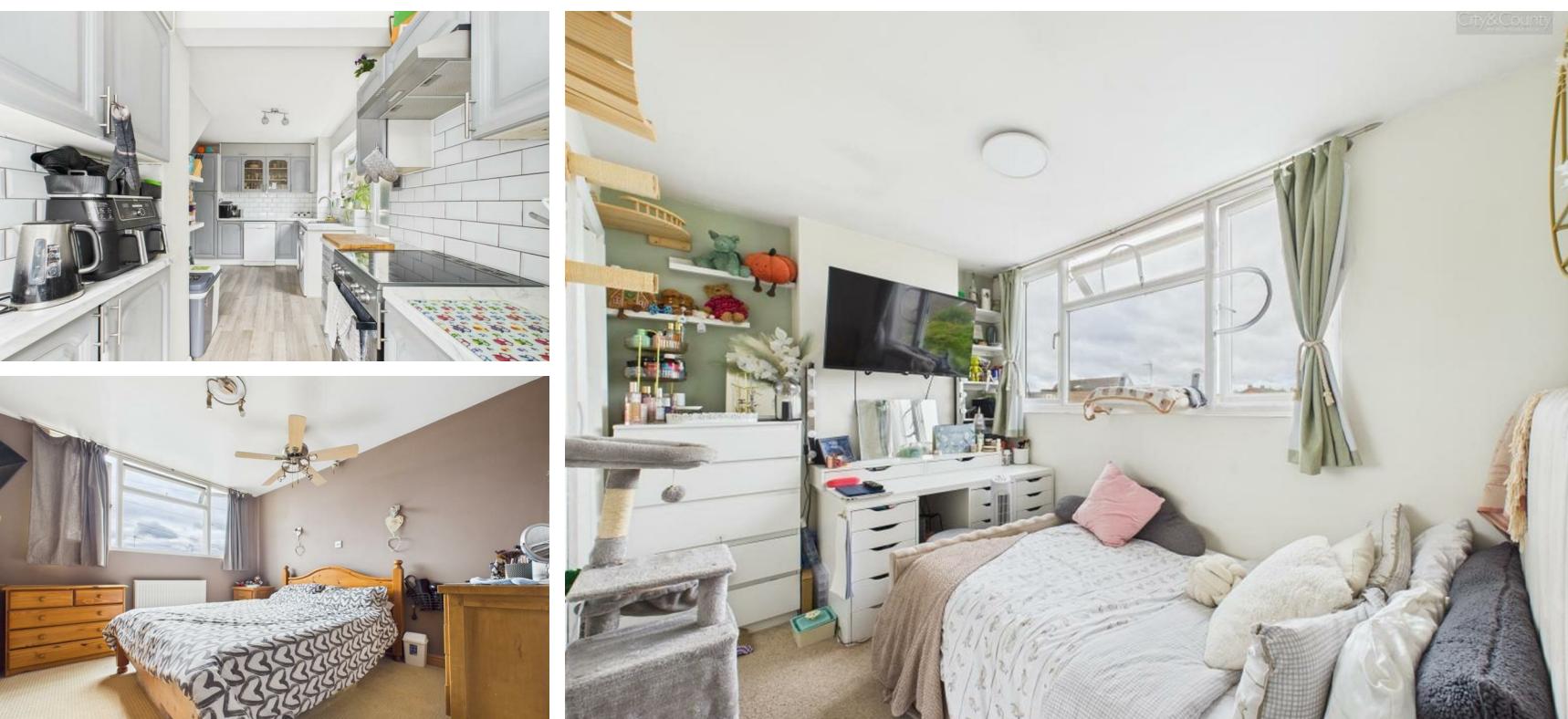
Bedroom Two
2.27 x 3.26 (7'5" x 10'8")

Bathroom
2.58 x 1.82 (8'5" x 5'11")

Bedroom Three
3.67 x 1.90 (12'0" x 6'2")

Garage
4.49 x 2.34 (14'8" x 7'8")

EPC - C
70/78



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, Fixed Wireless, Satellite
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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

