



Connells

Westfield Road
Peterborough



Property Description

This three-bedroom detached house presents an excellent investment opportunity, offering strong rental appeal, practical living space, and valuable external features that enhance both tenant demand and long-term capital growth. The ground floor comprises two well-proportioned reception rooms, providing flexibility for tenants requiring separate living and dining spaces or even a work-from-home setup. The kitchen sits at the rear of the property with direct access to the enclosed garden, a highly attractive feature for families and long-term renters.

Upstairs, the home offers two generous double bedrooms and a well-sized third bedroom, widening the rental market to families, professional sharers, and couples seeking extra space. The family bathroom is conveniently located off the landing.

Externally, the property includes a private, enclosed rear garden—appealing to tenants with children or pets—and a useful outbuilding offering additional storage or hobby space. The presence of a driveway and garage significantly adds to rental desirability, reducing parking concerns and offering extra storage options.

With its strong layout, good curb appeal, and desirable outdoor space, this property offers excellent potential for reliable rental income with broad tenant appeal, while remaining a solid prospect for future capital appreciation.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance Hall

Two windows to the entrance porch, storage cupboard and stairs to first floor.

Lounge

Bay window to the front, carpet, radiator and fireplace.

Dining Room

Window to the rear, radiator, carpet and picture rail.

Kitchen

Windows to rear and side, door to side, high and low level storage with worktops over, stainless steel sink/drainer with mixer tap, space for appliances, tiled splashbacks.

First Floor Landing

Loft access

Bedroom One

Window to the front, carpet, radiator and built in storage.

Bedroom Two

Window to the rear, carpet and radiator.

Bedroom Three

Built in storage, window to the front, carpet and radiator.

Shower Room

Window to the side, WC, wash hand basin, shower cubicle, radiator and tiled walls.

Bathroom

Windows to side and rear, bath, wash hand basin, WC, built in storage housing hot water tank, radiator and half tiled walls.

Outside

Front

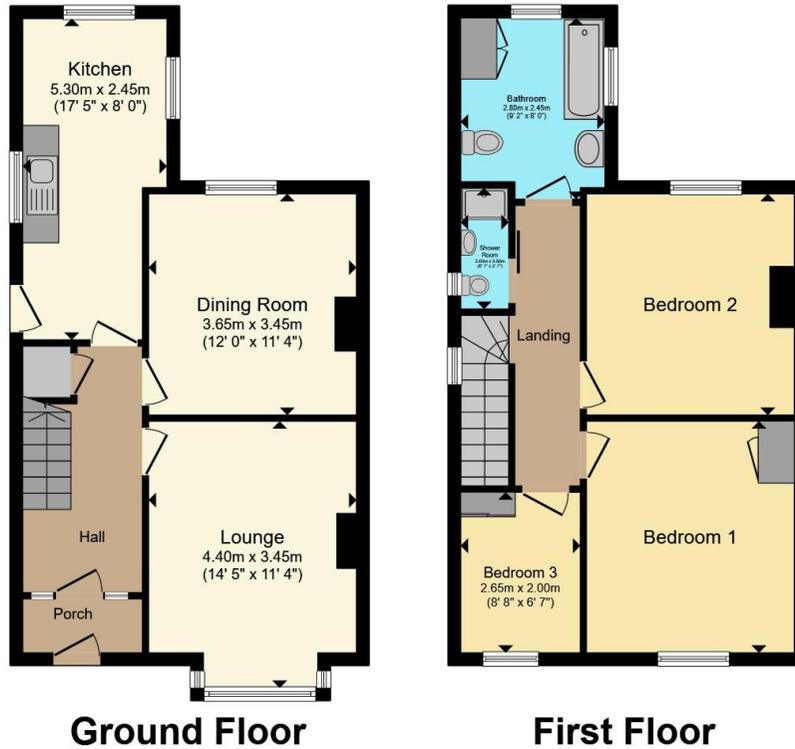
Car port and off road parking.

Rear Garden

South facing, laid to lawn and enclosed.

Detached Garage





Total floor area 98.8 m² (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/PBO312552

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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