

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.

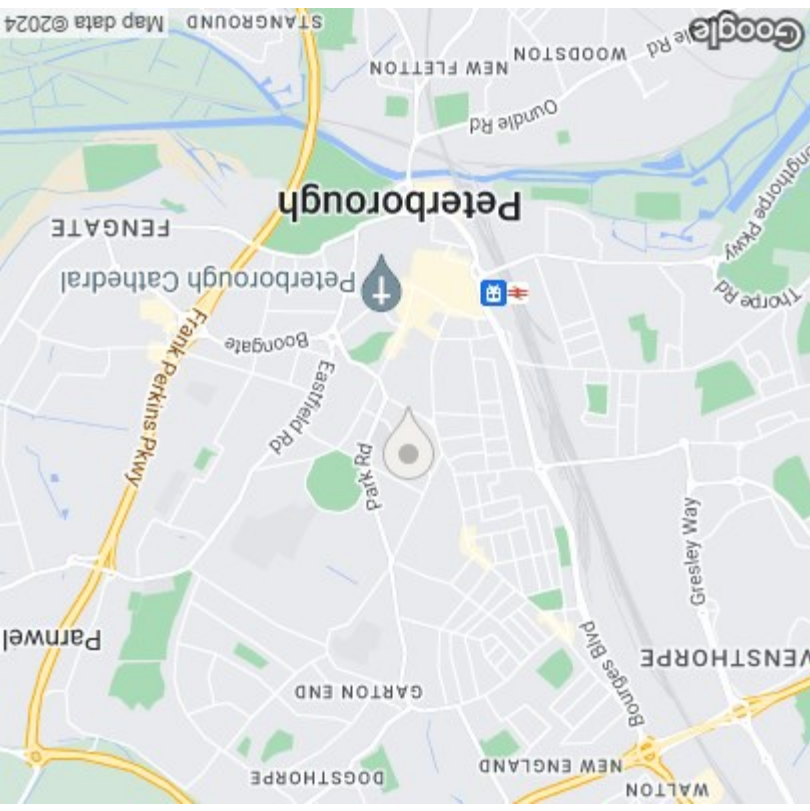
Energy Efficiency Rating	
Current	Assessed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
 The energy indicator - higher ratings costs less
 Any energy efficient - lower ratings costs less

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.

Viewing



Area Map



Floor Plan



35 Burghley Road
 Peterborough, PE1 2QA
£230,000

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Peterborough, PE1 2QA

*** Offered with No Forward Chain! ***
City and County welcome to market this SIX BEDROOMED END OF TERRACE property within a ten minute walk from the Queensgate Shopping Centre and fifteen minutes from Peterborough railway station. The property benefits from gas central heating and uPVC double glazing. This is a fantastic opportunity to convert into different uses or keep as the guest house. There is parking potentially available to rent and a shared access gate to the front.

The property briefly comprises, an entrance hall as you come in with two separate access points, one from the rear of the property and one to the side. Inside there are six bedrooms all fitted with three-piece en-suites and a separate WC and shower room. There is a virtual tour available and please contact the office to enquire further.

Entrance Hall

5'10" x 23'1"

Bedroom One

21'3" x 10'6"

En-Suite

9'3" x 6'1"

Bedroom Two

16'10" x 10'4"

En-Suite

4'2" x 4'2"

Bedroom Three

16'10" x 10'0"

En-Suite

4'1" x 7'3"



Landing
5'10" x 17'11"

Hallway
5'11" x 3'2"

WC

Shower Room

Bedroom Four
13'0" x 10'9"

En-Suite
7'11" x 10'6"

Bedroom Five
9'10" x 15'3"

En-Suite
3'8" x 8'9"

Bedroom Six
9'7" x 11'7"

En-Suite
3'10" x 7'9"

EPC - C
53

Tenure - Freehold

