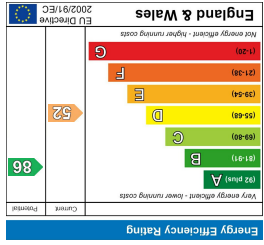
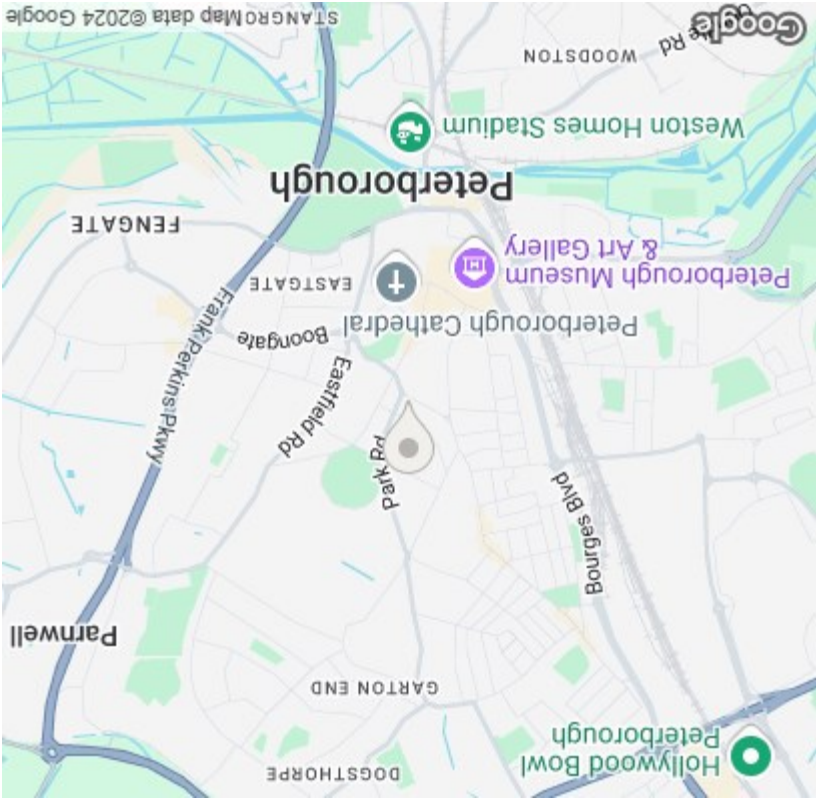


Disclaimer
 Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



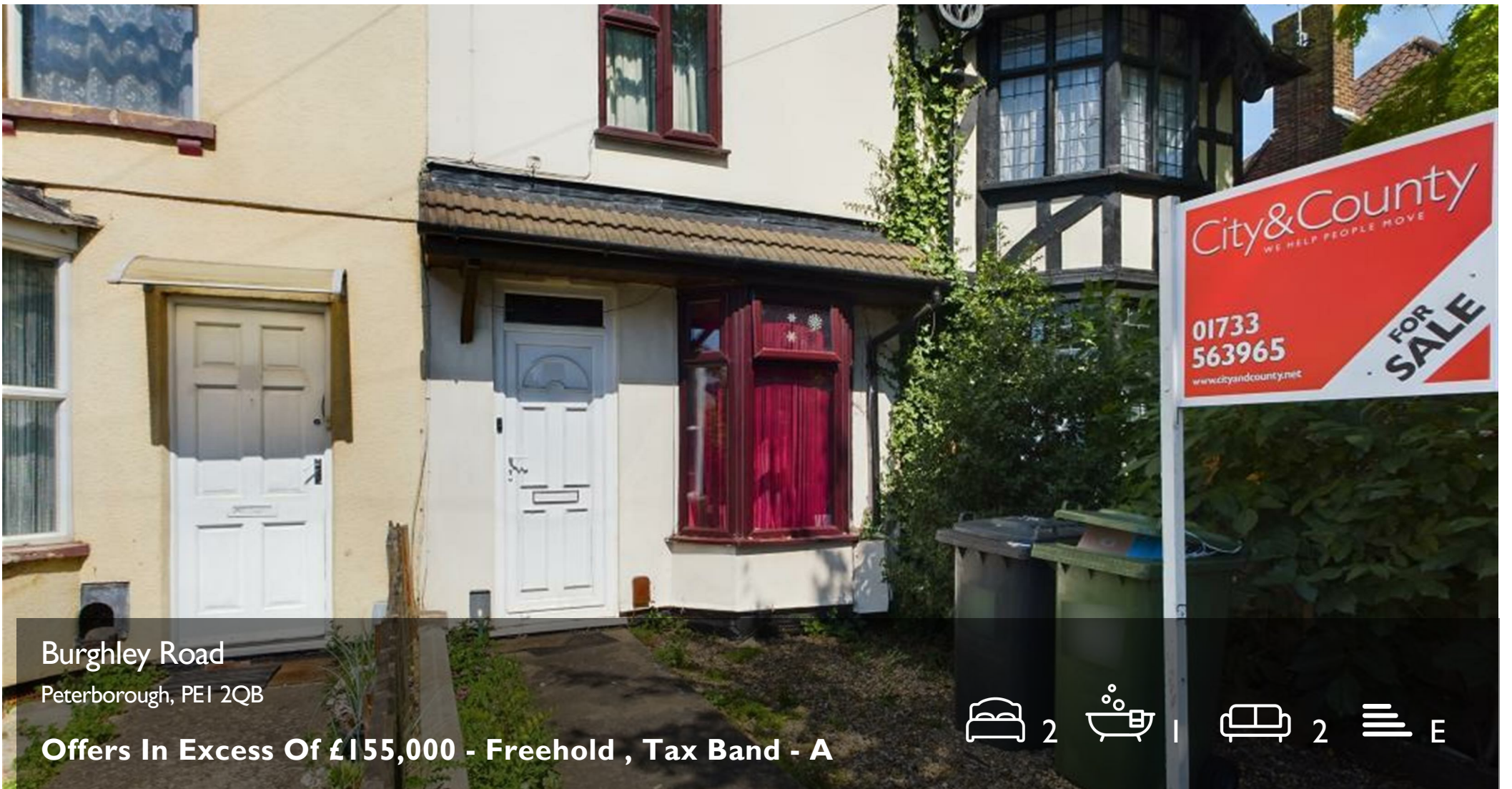
Area Map



Floor Plan

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



Burghley Road
 Peterborough, PE1 2QB

Offers In Excess Of £155,000 - Freehold , Tax Band - A



Burghley Road

Peterborough, PE1 2QB

Welcome to this charming property located on Burghley Road in Peterborough! This delightful end-terrace house boasts a kitchen, two reception rooms, two cosy bedrooms, and a well-appointed bathroom. Currently serving as a lucrative investment opportunity, this property is already rented out for £800 per month, making it an attractive option for those looking to expand their property portfolio.

Conveniently situated close to the city centre, this home offers easy access to all the amenities and attractions Peterborough has to offer. One of the standout features of this property is its large rear garden, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh air.

With no forward chain, this property is ready and waiting for its new owner to step in and make it their own. Don't miss out on this fantastic opportunity to own a piece of Peterborough - schedule a viewing today and envision the endless possibilities this property holds for you!

Living Room

10'4" x 11'1"

Hallway

2'9" x 2'11"

Dining Room

9'2" x 10'11"

Kitchen

23'2" x 5'3"

Landing

9'1" x 3'4"

Master Bedroom

10'5" x 11'1"

Bedroom Two

9'3" x 7'3"

Bathroom

10'11" x 5'5"

EPC - E

52/86

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: E

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