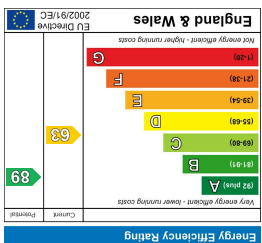


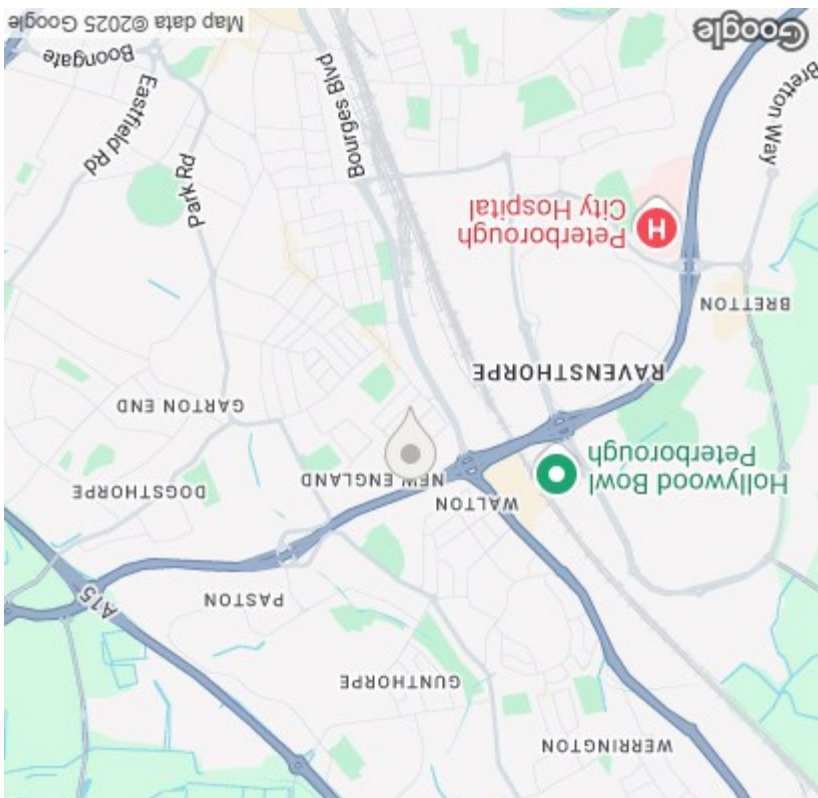
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

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



Energy Efficiency Graph



Area Map



Floor Plan



Burmer Road

Peterborough, PE1 3HT

This charming three-bedroom terraced property on Burmer Road, Peterborough, is an excellent opportunity for first-time buyers or investors. Located within the City Centre, it offers convenient access to a range of local amenities and transport links. The property is being sold with no forward chain, making it a hassle-free option for those looking to move quickly. With its prime location and potential for growth, this home is a fantastic choice for anyone seeking comfort and convenience in Peterborough.

This charming three-bedroom, mid-terrace property on Burmer Road, Peterborough, offers a well-presented family home. The ground floor comprises a welcoming entrance hall, a spacious bay-fronted living room, and a separate dining room. The kitchen is equipped with a range of base and eye-level units, space for a washing machine, and integrated appliances including a fridge/freezer, an oven, and a four-ring gas hob with an extractor. A generously sized family bathroom features a three-piece suite with a VWC, a wash hand basin, and a bath with an overhead shower. Upstairs, the property boasts three double bedrooms, providing ample space for family living. Externally, the low-maintenance rear garden is mainly gravelled, offering an ideal space for relaxation, and includes a large storage shed. The front garden is partially enclosed and also low-maintenance, with convenient access to on-street parking. This property combines comfort, practicality, and excellent potential for family living in a desirable location.

Living Room

12'5" x 12'0"

Hallway

3'1" x 2'11"

Dining Room

12'4" x 12'1"

Kitchen

7'10" x 10'0"

Hallway

7'10" x 4'0"

Bathroom

7'11" x 8'8"

Landing

2'11" x 9'4"

Master Bedroom

12'5" x 12'1"

Bedroom Two

9'3" x 12'0"

Bedroom Three

7'11" x 10'0"

EPC - D

63/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: None
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: 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: Street Parking Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
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.

