



Burnt House Road  
Turves, Whittlesey, Peterborough, PE7 2DP  
Guide Price £220,000 - Freehold , Tax Band - B

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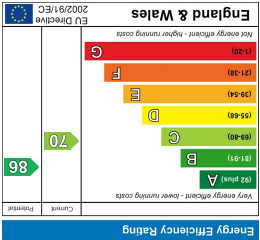
Floor Plan



Viewing

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.

Energy Efficiency Graph



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. 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.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



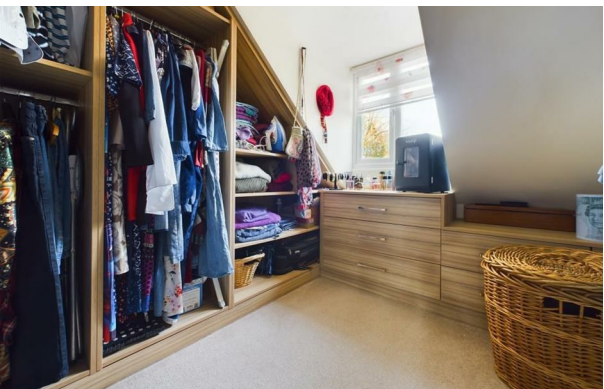
Burnt House Road

Turves, Whittlesey, Peterborough, PE7 2DP

Burnt House Road, Turves, Peterborough offers a charming semi-detached home perfect for first-time buyers or families. This deceptively spacious property boasts a bright conservatory, a private and enclosed rear garden, and large storage sheds. Set in a peaceful rural location, it provides a serene retreat while still being just a ten-minute drive from Whittlesey town centre, offering the best of both countryside living and local amenities. A fantastic opportunity for those seeking a cosy yet roomy home with plenty of potential.

This well-presented three-bedroom semi-detached property on Burnt House Road, Turves, Peterborough offers a blend of comfortable living and practicality. The ground floor features a welcoming entrance leading to a spacious bay-fronted lounge, a separate dining room with sliding doors that open into a bright conservatory, and a kitchen equipped with a matching range of base and eye-level units, space for a fridge/freezer, and an integrated oven with a four-ring electric hob and extractor. Upstairs, the property comprises two double bedrooms, a single bedroom, and a family bathroom fitted with a three-piece suite, including a WC, a wash hand basin, and a cubicle shower. Externally, the property benefits from a private, enclosed rear garden primarily laid to lawn, offering peaceful field views. The front of the home features a gravel driveway and two large storage sheds, providing ample space for storage. A perfect family home with a practical layout and a serene location.

- Lounge**  
11'9" x 17'9"
- Dining Room**  
12'5" x 8'9"
- Conservatory**  
8'8" x 7'10"
- Hallway**  
5'2" x 2'10"
- WC/Utility Room**  
5'3" x 5'4"
- Kitchen**  
9'1" x 8'8"
- Landing**  
3'0" x 10'3"
- Master Bedroom**  
9'4" x 10'4"
- Shower Room**  
9'3" x 4'11"
- Bedroom Two**  
11'8" x 7'1"
- Bedroom Three**  
8'5" x 7'1"
- EPC - C**  
70/86
- Tenure - Freehold**



**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Ramped Access, Step Free Access  
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: 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: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Cesspit  
Heating: Electric Mains, Gas Mains, Open Fire  
Internet connection: Fttp  
Internet Speed: up to 80Mbps  
Mobile Coverage: O2 - 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**