

Energy Efficiency Rating		Current	Future
		Very energy efficient - lower running costs	
A		B	
86		81-85	

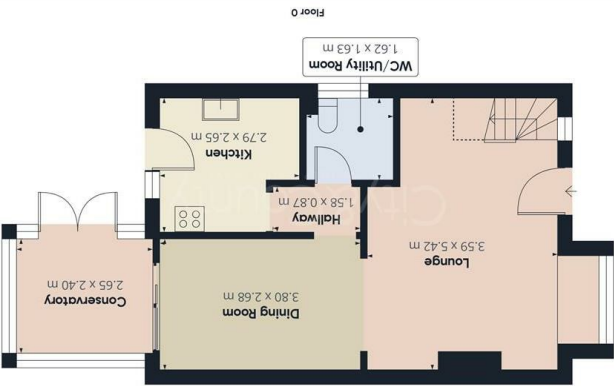
Office on 01733 563965 if you wish to arrange a viewing

Please contact our City & County Estate Agents - Peterborough

Energy Efficiency Graph



Area Map



Floor Plan



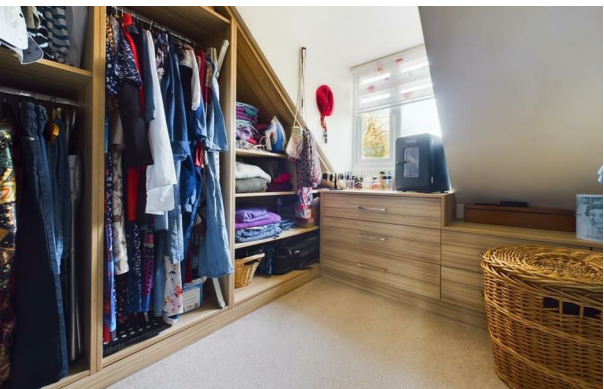
Burnt House Road

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