

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 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/>

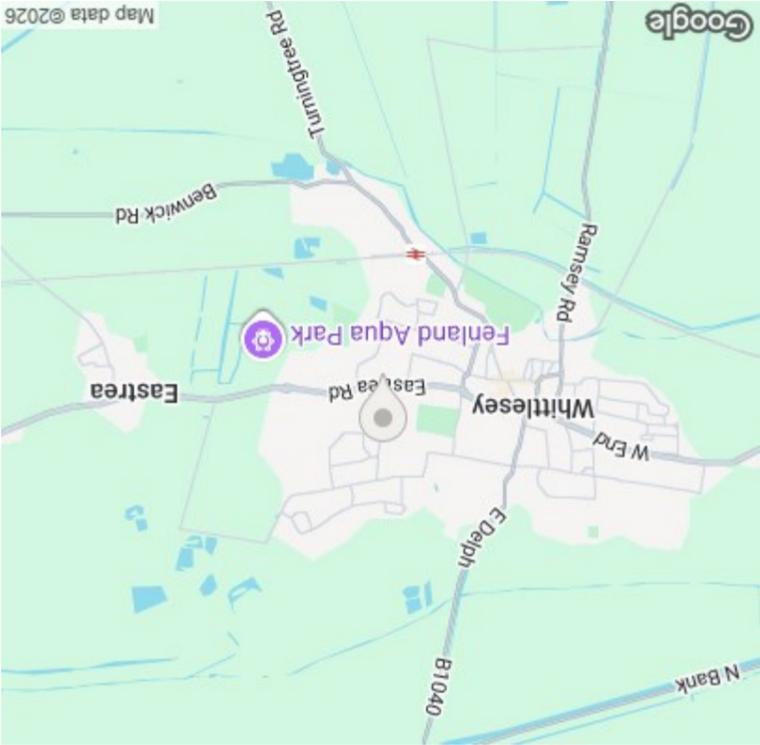
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Energy Efficiency Rating	
Current	Minimum
Any energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
The energy efficient - higher running costs	

EU Directive 2002/91/EC

**Energy Efficiency Graph**



**Area Map**

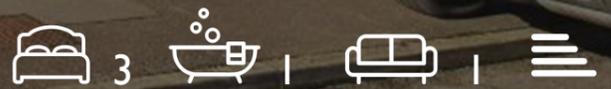


**Floor Plan**



**Burdett Grove**  
Whittlesey, Peterborough, PE7 1JG

**Offers In Excess Of £195,000 - Freehold , Tax Band - B**



# Burdett Grove

Whittlesey, Peterborough, PE7 1JG

Situated in a quiet cul-de-sac within the popular Fenland Market Town of Whittlesey, Peterborough, this modern semi-detached home offers comfortable and contemporary living in a peaceful setting. With three bedrooms, a garage and driveway, front and rear gardens, this well-maintained property is ideal for families, first-time buyers, or those looking to downsize — and is offered to the market with the added advantage of no forward chain.

Nestled within the peaceful cul-de-sac of Burdett Grove in the sought-after Fenland Market Town of Whittlesey, Peterborough, this beautifully presented modern semi-detached home offers stylish and comfortable living with the added convenience of no forward chain. Stepping through the front door, you are welcomed into a bright and inviting entrance hallway, providing access to a contemporary ground floor VVC and the staircase leading to the first floor. The hallway flows seamlessly into a spacious lounge diner, a warm and sociable space ideal for family living and entertaining, with patio doors opening onto the rear garden. The adjoining modern kitchen is well-appointed with ample storage and workspace, perfect for any home cook. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a generous master bedroom and two additional rooms ideal for children, guests, or a home office. A sleek family bathroom completes the upper level, offering both practicality and style. Outside, the property enjoys both front and rear gardens, providing pleasant outdoor space for relaxation or gardening enthusiasts. To the side, there is a single garage with power and a driveway in front offering off-road parking. Combining modern comfort, a convenient location, and move-in-ready condition, this wonderful home represents an excellent opportunity for first-time buyers, families, or downsizers alike.

**Entrance Hall**  
1.82 x 2.55 (5'11" x 8'4")

**WC**  
1.84 x 0.66 (6'0" x 2'1")

**Lounge Diner**  
2.77 x 4.99 (9'1" x 16'4")

**Kitchen**  
2.75 x 2.30 (9'0" x 7'6")

**Landing**  
0.79 x 1.96 (2'7" x 6'5")

**Master Bedroom**  
4.06 x 3.04 (13'3" x 9'11")

**Bathroom**  
1.42 x 2.01 (4'7" x 6'7")

**Bedroom Two**  
2.21 x 3.06 (7'3" x 10'0")

**Bedroom Three**  
2.40 x 2.43 (7'10" x 7'11")

**Garage**  
5.04 x 2.53 (16'6" x 8'3")

**EPC - C**  
73/88

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
Accessibility / Adaptations: None



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 NOT allowed: 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: Single Garage, Driveway Private, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Cable, Ftp  
 Internet Speed: up to 1800Mbps  
 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.

