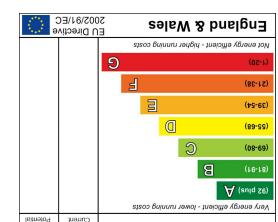
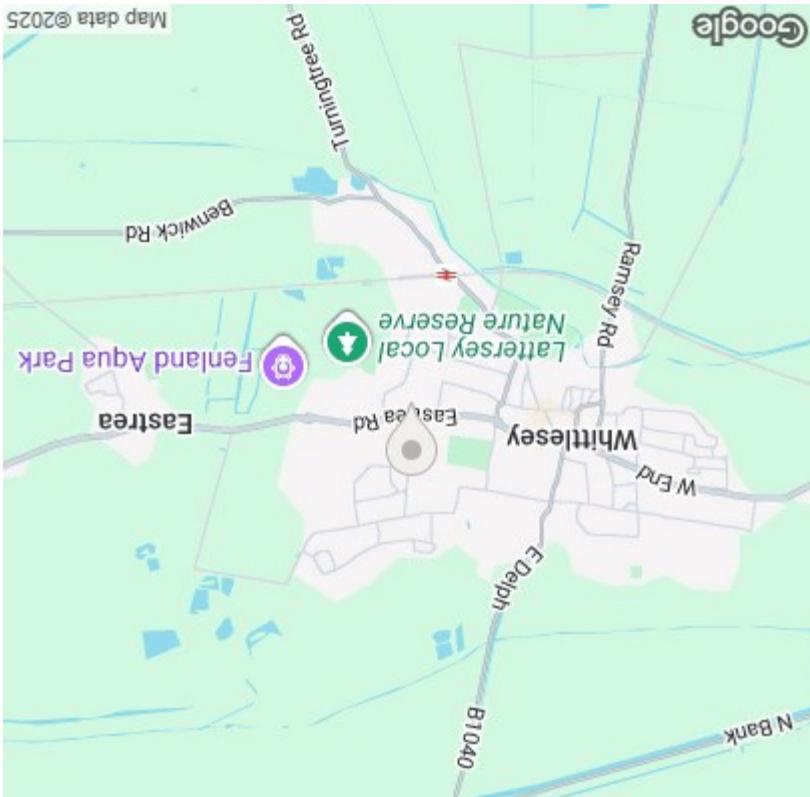


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <https://www.propertyguru.com.sg/sell/using-selective-licensing/sell-selective-licensing>



Energy Efficiency Graph



Area Map

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



Floor Plan



Burdett Grove

Whittlesey, Peterborough, PE7 1JG

Guide Price £200,000 - Freehold , Tax Band - B



Burdett Grove

Whittlesey, Peterborough, PE7 1JG

*** Guide Price £200,000 - £220,000 ***
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 WC 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")

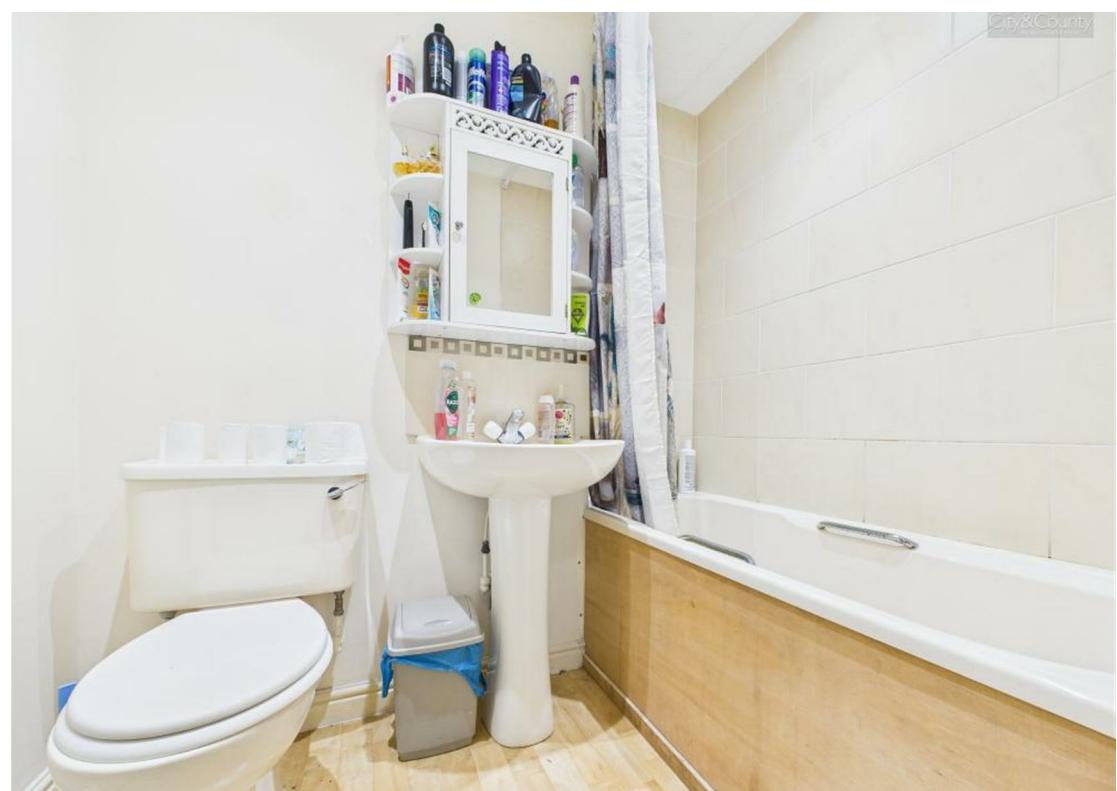
Bedroom Two
2.21 x 3.06 (7'3" x 10'0")

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.