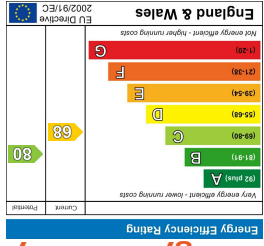
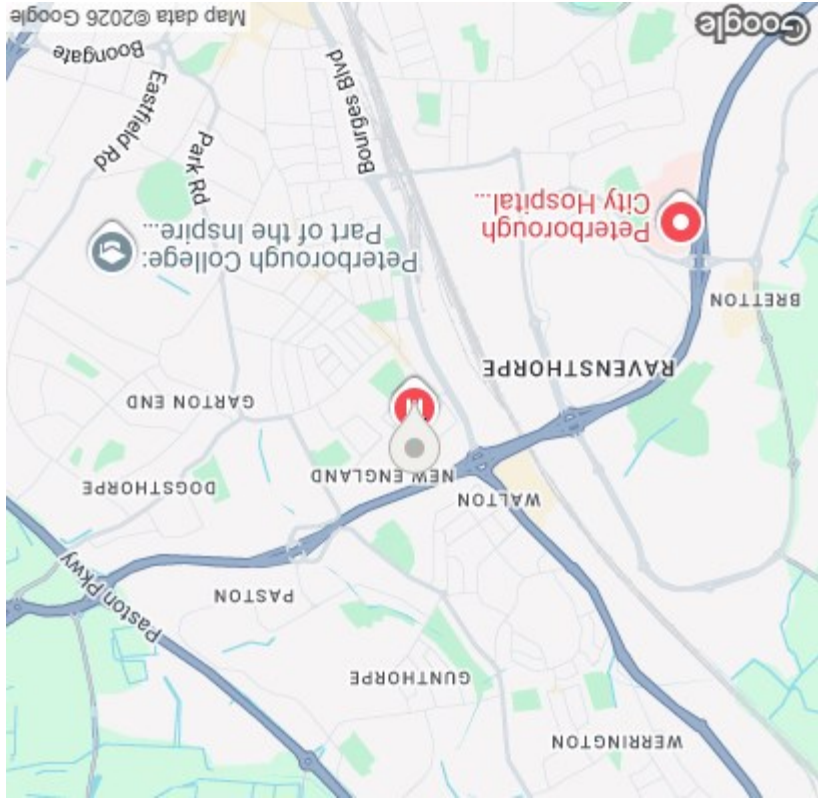


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



Energy Efficiency Graph



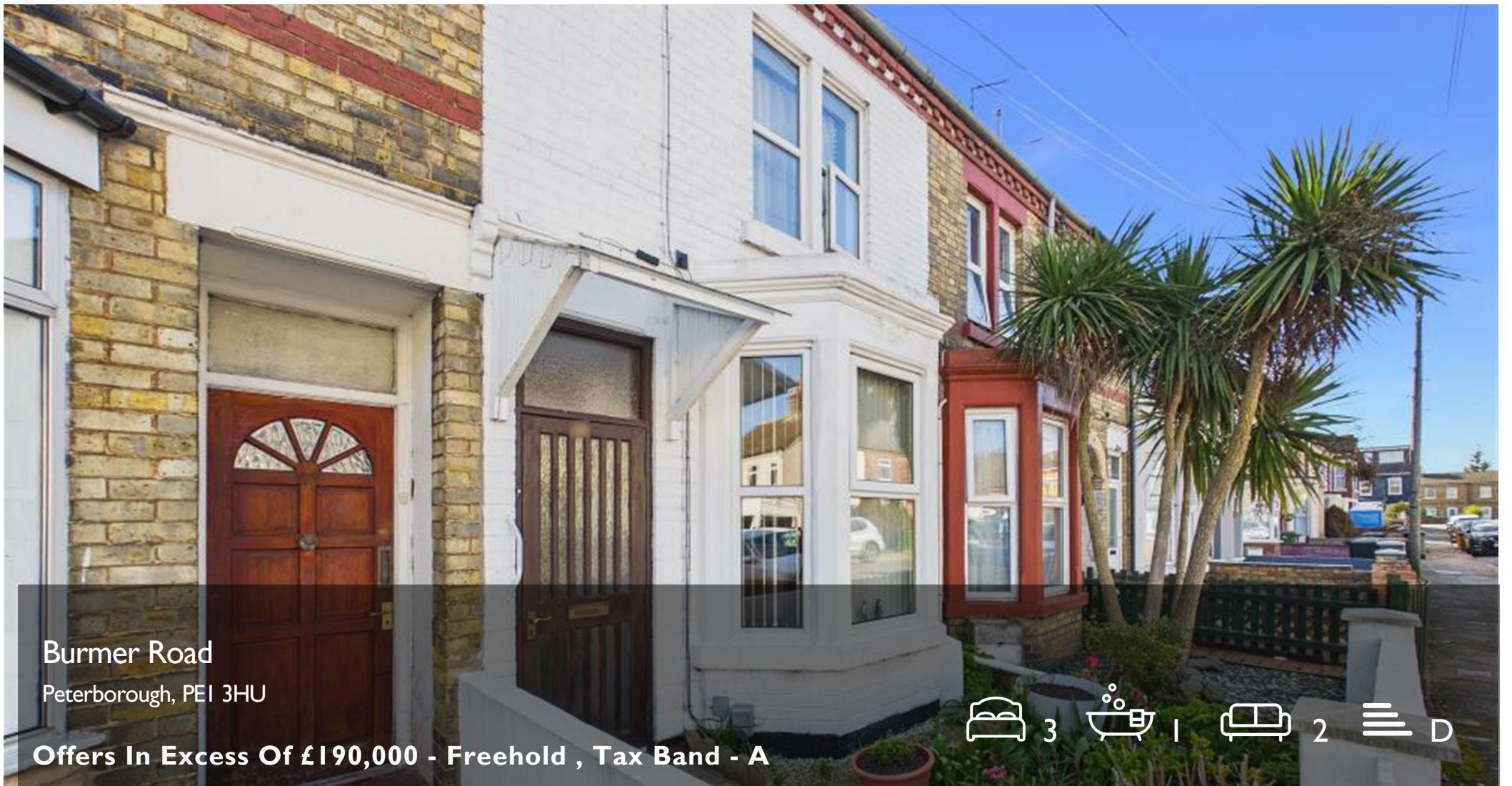
Area Map



Floor Plan

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



Burmer Road

Peterborough, PE1 3HU

Located on Burmer Road in Peterborough, this spacious bay-fronted mid-terrace home presents an excellent opportunity for first-time buyers or investors, offering well-proportioned accommodation throughout along with a versatile studio/annex in the garden. With easy access to the city centre, a recently updated gas boiler, and flexible living space ideal for modern lifestyles, this property combines comfort, convenience, and potential in a sought-after location.

Situated on Burmer Road in Peterborough, this spacious bay-fronted mid-terrace home offers a fantastic opportunity for first-time buyers or investors alike, combining generous internal accommodation with the added benefit of a versatile studio/annex. The property is approached via an entrance porch which leads into a welcoming living room, enhanced by a charming bay window that allows for plenty of natural light, creating a bright and comfortable space to relax. Moving through, the dining room provides an excellent setting for entertaining or family meals and offers convenient access to the staircase leading to the first floor. To the rear, the kitchen diner spans the width of the property and is well laid out to accommodate both cooking and informal dining, with direct access to the rear garden, while a lobby area beyond leads to a modern shower room and a separate W.C., adding further practicality to the ground floor layout. Upstairs, the landing connects three well-proportioned bedrooms, including a generous master bedroom and two further rooms that could serve as additional bedrooms, a home office, or hobby spaces, depending on your needs. Externally, the property continues to impress with a detached studio/annex situated in the garden, complete with its own kitchenette and shower room, making it ideal for a range of uses such as guest accommodation, a home office, or potential rental income. Further benefits include a gas boiler that is only around one year old, providing peace of mind for the new owner, as well as the property's convenient location offering easy access to the city centre, local amenities, and transport links. Overall, this is a well-rounded and flexible home that caters to modern living while presenting excellent value and potential.

Entrance Porch

0.65 x 0.91 (2'1" x 2'11")

Living Room

2.96 x 3.69 (9'8" x 12'1")

Hallway

0.90 x 0.86 (2'11" x 2'9")

Dining Room

3.62 x 3.71 (11'10" x 12'2")

Kitchen Diner

5.55 x 2.33 (18'2" x 7'7")

Shower Room

1.48 x 1.36 (4'10" x 4'5")

WC

1.47 x 0.81 (4'9" x 2'7")

Landing

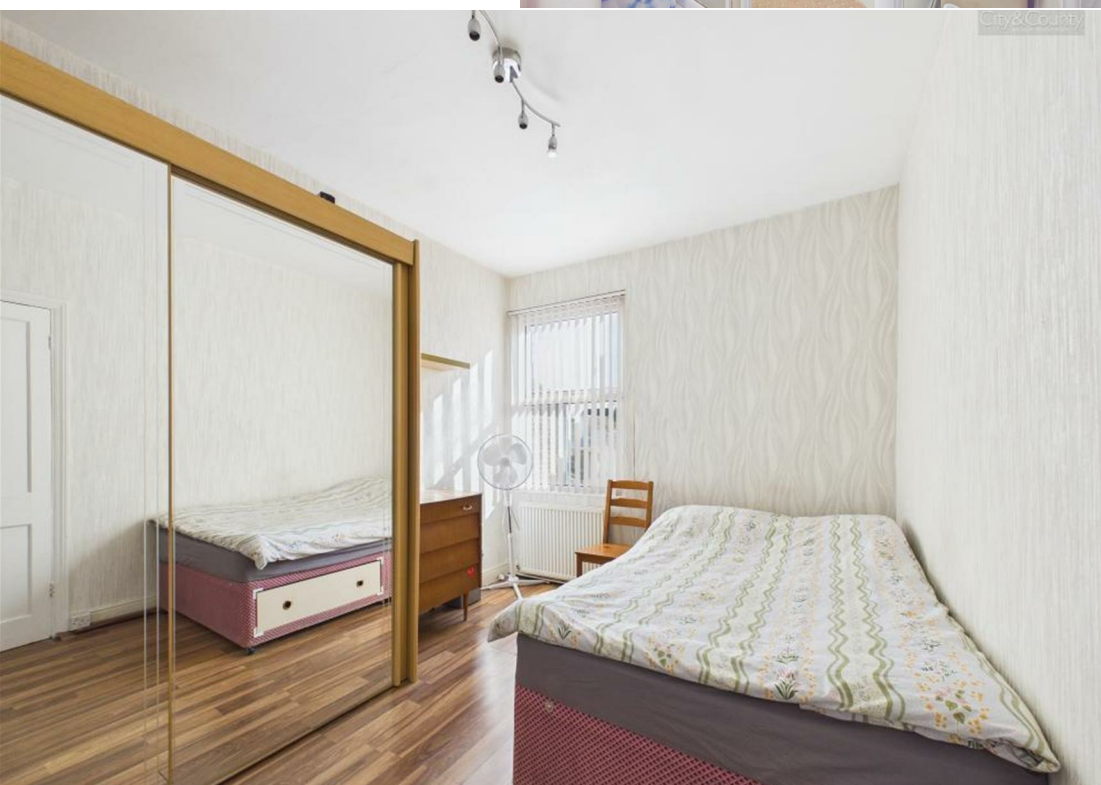
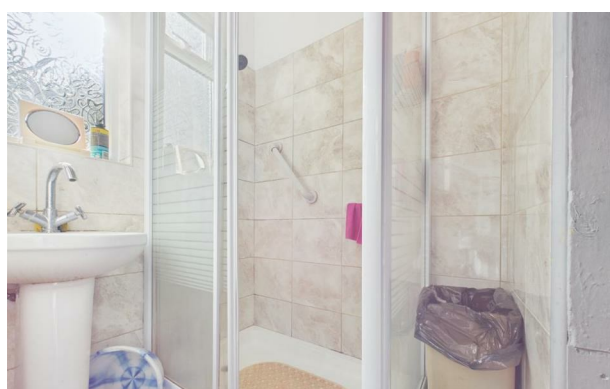
3.79 x 0.84 (12'5" x 2'9")

Master Bedroom

3.67 x 3.74 (12'0" x 12'3")

Bedroom Two

3.67 x 2.80 (12'0" x 9'2")



Bedroom Three

3.03 x 2.38 (9'11" x 7'9")

Studio Utility & Shower Room

2.11 x 3.72 (6'11" x 12'2")

Studio

4.60 x 3.85 (15'1" x 12'7")

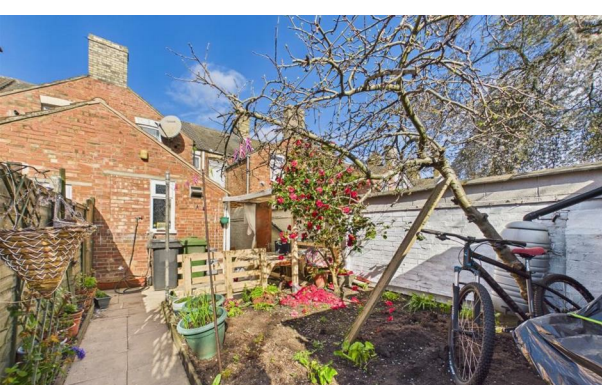
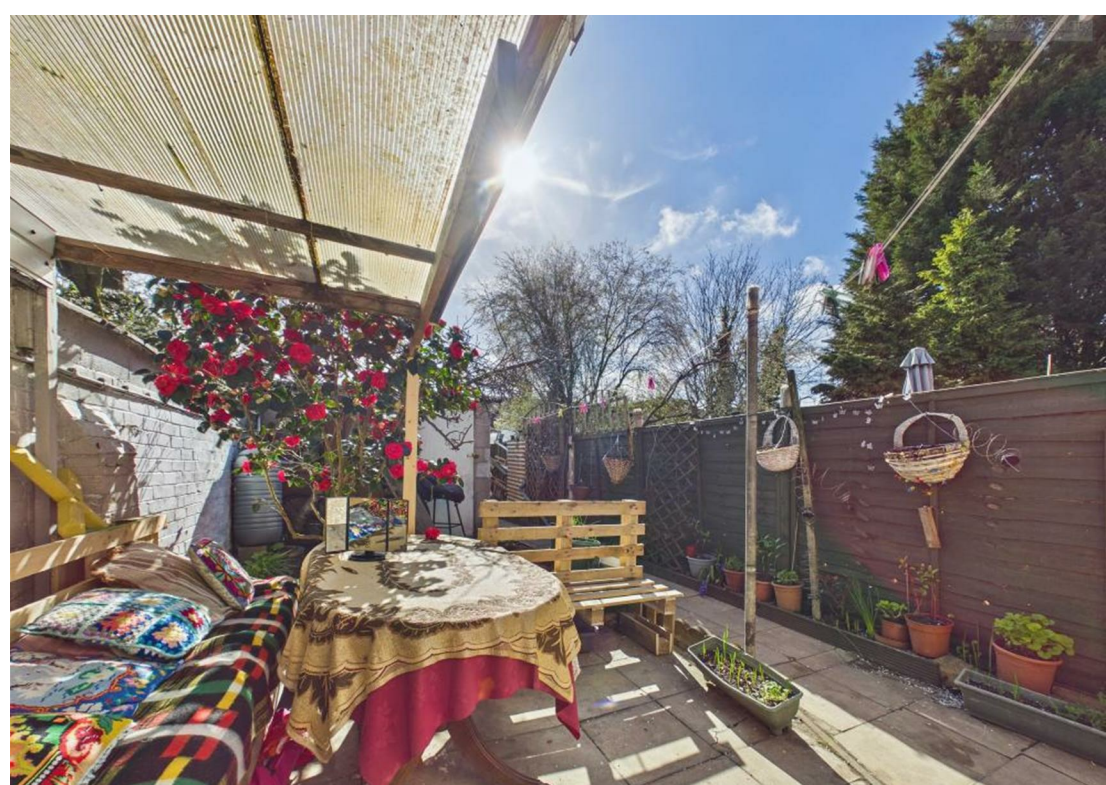
EPC - D

68/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Other
 Accessibility Features
 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: Street Parking Permit NOT Required
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttp
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent



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