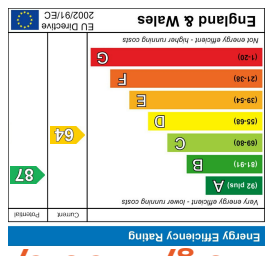
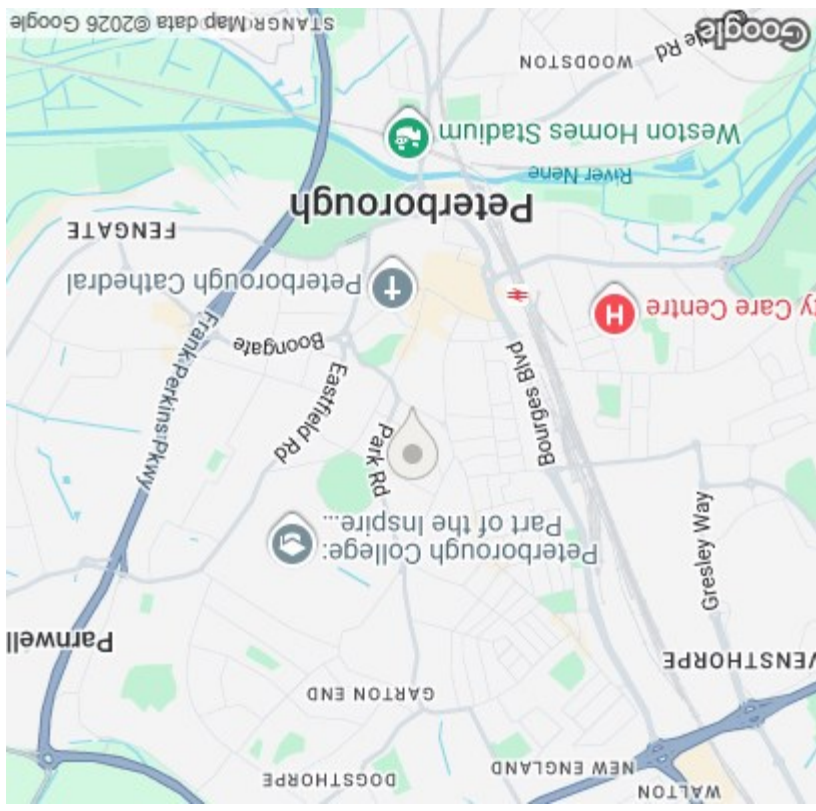


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

**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**



**Area Map**

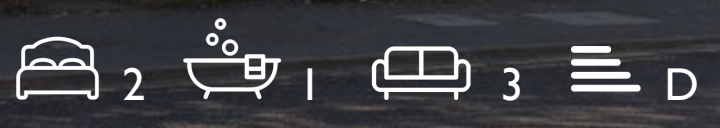


**Floor Plan**



Burghley Road  
 Peterborough, PE1 2QA

**£165,000 - Freehold , Tax Band - A**



# Burghley Road

Peterborough, PE1 2QA

A recently modernised two bedroom end terrace home, ideally positioned on Burghley Road in the heart of the city centre. Offered with no forward chain, this versatile property features three reception rooms, a private rear garden, and on street parking. Within walking distance to the train station and Central Park, it presents an excellent opportunity for first time buyers or investors alike.

Situated in a highly convenient city centre location, this well presented end terrace home on Burghley Road has been recently modernised throughout, offering ready to move into accommodation with a flexible layout. Upon entering the property, you are welcomed into the dining room which provides a great space for entertaining. This leads through to the kitchen, fitted with a range of units and offering access to the rest of the ground floor. The living room is positioned to the rear, creating a comfortable and private space to relax, while an additional study provides the perfect area for home working or could be utilised as a third reception room. Stairs rise from the study to the first floor.

Upstairs, the landing leads to two well proportioned bedrooms and a modern shower room, all finished to a good standard in line with the recent improvements made throughout the home. Externally, the property benefits from a separate rear garden, offering a low maintenance outdoor space. On street parking is available to the front. With its central location just a short walk from the train station and Central Park, combined with its modern condition and no onward chain, this property is perfectly suited to first time buyers looking to step onto the ladder or investors seeking a strong addition to their portfolio.



**Dining Room**  
2.42 x 3.58 (7'11" x 11'8")

**Kitchen**  
2.43 x 3.67 (7'11" x 12'0")

**Living Room**  
3.93 x 3.64 (12'10" x 11'11")

**Study**  
2.20 x 2.79 (7'2" x 9'1")

**Landing**  
1.62 x 1.89 (5'3" x 6'2")

**Master Bedroom**  
2.85 x 2.57 (9'4" x 8'5")

**Shower Room**  
1.62 x 1.64 (5'3" x 5'4")

**Bedroom Two**  
1.58 x 3.29 (5'2" x 10'9")

**EPC - D**  
64/87

**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: Street Parking - Permit Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, 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.

