

Total area: approx. 107.9 sq. metres (1161.2 sq. feet)



Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



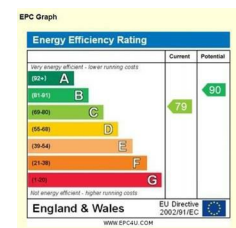
Lima Way, Cardea, Peterborough, PE2 8GN

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *STUDY

Regal Park are pleased to offer this well presented 3 Double Bedroom Townhouse in the popular location of Cardea. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, STUDY, Cloakroom, Kitchen/Dining Room with integrated appliances. The first floor has the Lounge and Bedroom 2. The top floor has the Master Bedroom with En-Suite, Bedroom 3 and a Bathroom.

There is a Driveway & Single Garage in a block to the rear of the property and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: C



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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

Price £280,000
Freehold



Entrance Hall

Radiator, tiled flooring, under-stairs storage cupboard with hot water cylinder, stairs, door to:

Study

9'8" x 8'7" max (2.95m x 2.62m max)

UPVC double glazed window to front, radiator, fitted carpet, telephone point, TV point.

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, tiled flooring.

Kitchen/Dining Room

11'1" x 14'11" (3.38m x 4.54m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, TV point, door to garden.

First Floor and Landing

UPVC double glazed window to front, radiator, fitted carpet, stairs, door to:

Lounge

12'8" x 14'11" (3.86m x 4.54m)

Two uPVC double glazed windows to rear, two radiators, fitted carpet, telephone point, TV point.

Bedroom 2

12'11" x 8'4" (3.94m x 2.54m)

UPVC double glazed window to front, radiator, fitted carpet.

Second Floor and Landing

Fitted carpet, door to:

Bedroom 1

12'8" x 9'9" (3.86m x 2.97m)

UPVC double glazed window to rear, radiator, fitted carpet, telephone point, TV point, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Bedroom 3

8'9" x 14'11" max (2.67m x 4.55m max)

Two uPVC double glazed windows to front, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Outside

The rear garden has a patio area, outside tap, outside lighting, gated access to front and rear. There is a Driveway & Single Garage in a block to the rear of the property.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

