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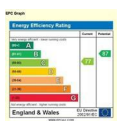
**Jupiter Avenue, Cardea, Peterborough, PE2 8GQ**  
**Guide price £325,000**  
**Freehold**

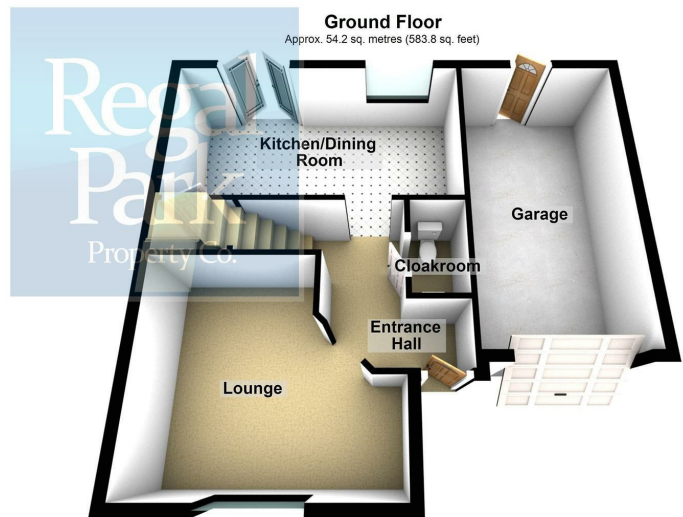
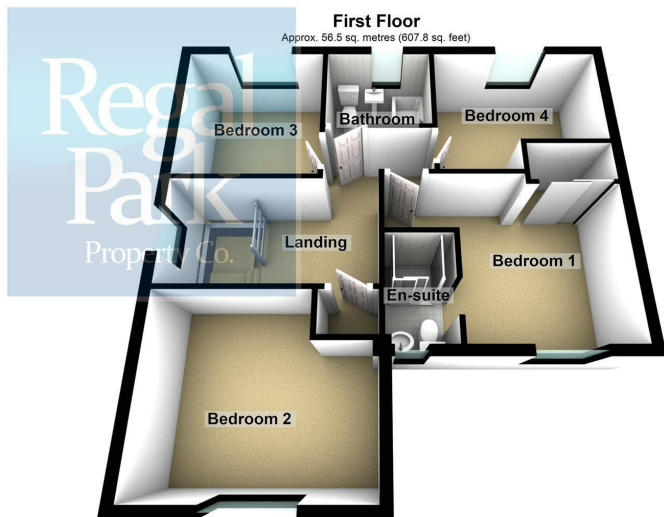
**\*GUIDE PRICE (£325,000 - £340,000)\* \*RE-FITTED KITCHEN\* \*CLOSE TO LOCAL AMENITIES\***

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home 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, Cloakroom, Lounge, Re-Fitted Kitchen/Dining Room. The Master Bedroom has built in wardrobes and walk in En-Suite, 3 further Bedrooms and a Bathroom.

There is a Driveway & Integral Garage and enclosed rear garden.  
Viewings Highly Recommended.

EPC: C





Total area: approx. 110.7 sq. metres (1191.6 sq. feet)

#### Entrance Hall

Double radiator, LVT flooring, stairs, door to:

#### Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboards under and close coupled WC, full height tiling to all walls, radiator, tiled flooring.

#### Lounge

12'4" x 13'11" max (3.76m x 4.24m max)

UPVC double glazed window to front, double radiator, decorative fire, LVT flooring, telephone point, TV point.

#### Kitchen/Dining Room

9'1" x 16'9" (2.77m x 5.11m)

Re-Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted concealed boiler, integrated dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double vertical radiator, LVT flooring, under-stairs storage cupboard, uPVC double glazed french double doors to garden.

#### Stairs and Landing

UPVC double glazed window to side, single electric radiator, fitted carpet on the stairs, LVT flooring on the landing, storage cupboard, door to:

#### Bedroom 1

9'8" x 9'7" (2.95m x 2.92m )

UPVC double glazed window to front, double radiator, LVT flooring, built-in double wardrobe(s) with mirrored sliding doors, open to:

#### En-Suite

Fitted with three piece suite comprising walk in shower enclosure with rain shower over, circular bowl wash hand basin, and close coupled WC, fully tiled walls, uPVC obscure double glazed window to front, tiled flooring.

#### Bedroom 2

10'7" x 12'4" max (3.23m x 3.76m max)

UPVC double glazed window to front, radiator, LVT flooring.

#### Bedroom 3

9'2" x 8'9" (2.79m x 2.67m)

UPVC double glazed window to rear, radiator, LVT flooring.

#### Bedroom 4

8'10" x 10'6" max (2.69m x 3.20m max)

UPVC double glazed window to rear, radiator, LVT flooring.

#### Bathroom

Fitted with three piece suite comprising bath with hand shower attachment over, wash hand basin with drawers under and WC, fully tiled walls, uPVC obscure double glazed window to rear, wall mounted double radiator, tiled flooring.

#### Outside

There is a Driveway to the front providing off road parking, leading to an Integral Garage (18'0" x 9'4") with rear personal door, power and light connected, plumbing for washing machine and space for tumble dryer, metal up and over door.

The rear garden has patio area, artificial grass, outside tap, outside lighting, outside socket, gated side access.

#### 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.