



Connells

Hercules Way
Peterborough



Property Description

Situated in the popular Cardea estate is this fantastic three bedroom family home which is perfect for investors/first time buyers and home movers alike. Located close by to St Michael's Church School, Oakdale Primary School and Stanground Academy as well as the retail park and convenient transport links. The home comprises in brief of an entrance hall, cloakroom, lounge and kitchen/diner. Upstairs are three bedrooms and bathroom; the master of which boasts an en-suite. Outside is a private rear garden. The semi detached home also benefits from a driveway and garage.

Benefiting from an entrance hall, kitchen/diner, cloakroom, lounge, three bedrooms, en-suite to master and bathroom, driveway and garage. Located close by to St Michael's Church School, Oakdale Primary School and Stanground Academy as well as the retail park and convenient transport links.

Entrance Hall

Door to front and wood laminate flooring.

Cloakroom

Wood laminate flooring, radiator, extractor, wash hand basin and WC.

Lounge

11' 2" x 15' 1" (3.40m x 4.60m)

Measurements include recess - Double glazed window to the front, wood laminate flooring and radiator.

Kitchen

8' 8" x 15' (2.64m x 4.57m)

Measurements plus recess - Double glazed window and French door to rear. tiled flooring, space for dryer and fridge/freezer, integrated dishwasher, washing machine, underfloor heating, oven with gas hob and extractor.

First Floor

Landing

Carpet, airing cupboard and loft hatch.

Bedroom One

9' 10" x 8' 9" (3.00m x 2.67m)

Measurements plus recess - Double glazed window to the rear, carpet, radiator and built in wardrobes.

En-Suite

Double glazed window to the rear, tiled flooring, radiator, shower cubicle, wash hand basin and WC.

Bedroom Two

9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to the front, radiator and carpet.

Bedroom Three

6' 8" x 8' 8" (2.03m x 2.64m)

Double glazed window to the front, radiator and carpet.

Bathroom

7' 10" x 6' 3" (2.39m x 1.91m)

Measurements are max (irregular shape) - Bath with shower over, wash hand basin, WC, radiator, tiled flooring.

Outside

Rear Garden

North West facing, shed, outside tap, patio, decking and artificial lawn.

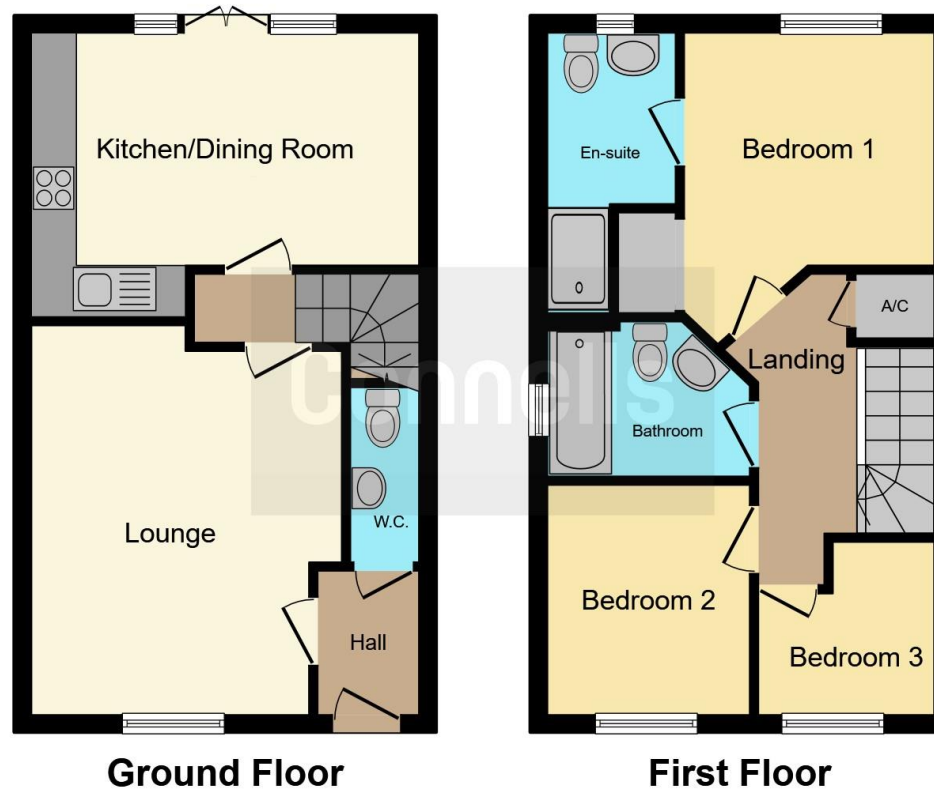
Garage

Light and sockets, up and over door to front and door to side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: A

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Tenure: Freehold



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