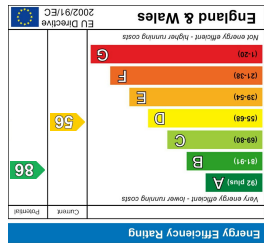


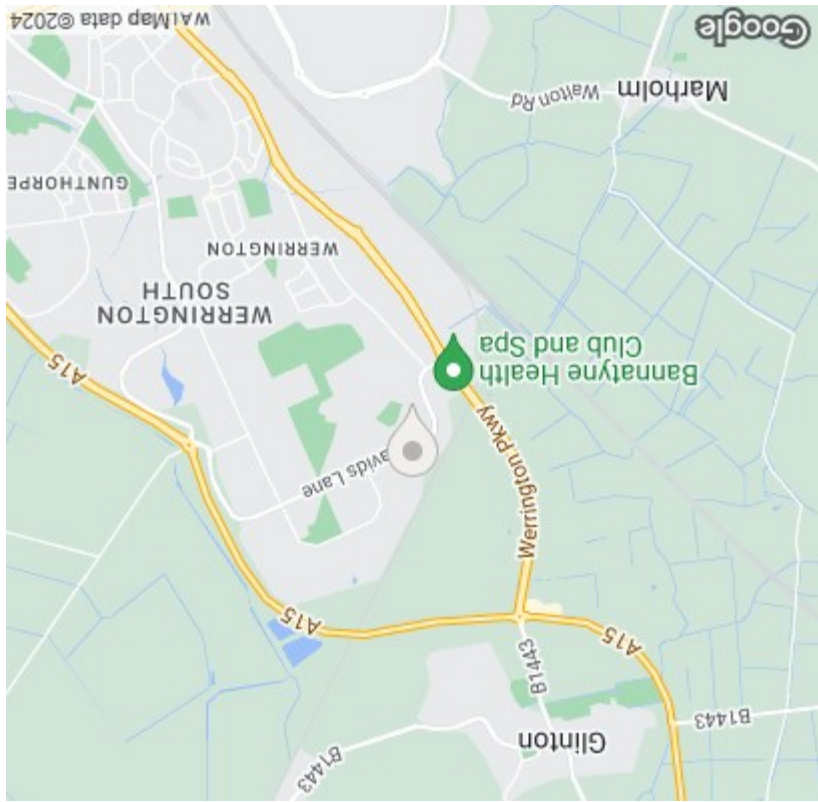
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers: Important Notice in accordance 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, 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.



Energy Efficiency Graph

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



Area Map



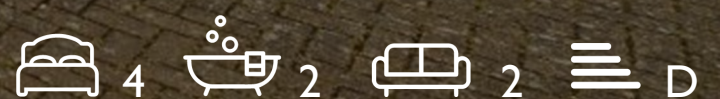
Floor Plan



Cardinals Gate

Peterborough, PE4 5AT

£365,000 - Freehold , Tax Band - D



Cardinals Gate

Peterborough, PE4 5AT

City and County are excited to market this spacious, four-bedroom detached home located in a desirable Cul-de-Sac in Werrington, Peterborough. Offering easy access to local schooling, transport links and amenities, this property is the ideal family home.

Briefly comprising, an entrance hall, dual aspect lounge with French doors leading to the garden, separate dining room, and a kitchen that is fitted with a matching range of base and eye level units with space for a washing machine, dishwasher, and fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. Upstairs offers four bedrooms, with the master bedroom benefitting from a fitted three-piece en-suite comprising, a WC, wash hand basin and a cubicle shower. Tiled flooring, and tiled surround. Upstairs also benefits from a family bathroom fitted with a three-piece suite comprising, a WC, wash hand basin and a bath. To the rear, there is an enclosed private garden, which is mainly laid to lawn, and a summer house currently used as a home gym. There is also rear access to the double garage. To the front, there is a large blocked paved driveway allowing off road parking for a minimum of four cars, and access to the double garage. Please call today for a viewing to fully appreciate all that this home has to offer.

Entrance Hall

5'10" x 9'4"

Lounge

12'0" x 17'8"

Kitchen

17'1" x 7'10"



Dining Room
10'11" x 11'5"

Landing
8'9" x 9'5"

Master Bedroom
10'9" x 12'10"

En-Suite To Master Bedroom
4'11" x 6'8"

Bedroom Two
9'5" x 10'10"

Bedroom Three
9'6" x 6'8"

Bedroom Four
8'10" x 6'2"

Bathroom
5'8" x 6'7"

Garage
17'2" x 16'6"

EPC - D
56/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDORS APPROVAL

