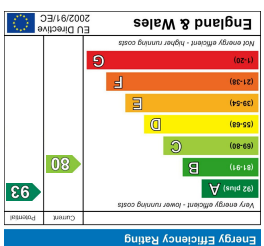


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map

**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.

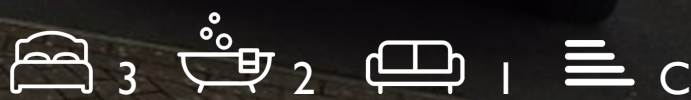


Floor Plan



Violeta Crescent  
 Peterborough, PE2 8FH

£245,000 - Freehold , Tax Band - C



# Violeta Crescent

Peterborough, PE2 8FH

We are delighted to offer for sale with NO FORWARD CHAIN, this well presented semi-detached home on the popular residential development of Cardea, with easy access to the city centre and major transport routes, whilst being situated within walking distance of all local amenities.

This modern home has undergone some improvements by its current owners and is situated in a quiet position within the estate. Internally comprising of an entrance hallway, downstairs cloakroom, living room and a kitchen/diner with tiled flooring and French doors to the garden. To the first floor there are three bedrooms, with the master featuring an en-suite shower room and fitted wardrobes, whilst there is also a three piece family bathroom with shower over the bath. The rear garden is mainly laid to lawn with a patio area covered by a veranda from the back of the property, there is also a brick built wood fired oven ideal for entertaining guests. There is a single garage with up and over door, as well as power, lighting, and a personnel door providing easy access to the garden. To the front of the garage there is off street parking for two or more vehicles. Viewing highly advised.

**Entrance Hall**  
5'4" x 3'3".55'9"

**WC**  
6'3" x 3'4"

**Living Room**  
14'11" x 11'2"

**Hallway**  
3'1" x 4'0"

**Kitchen/Diner**  
8'7" x 14'10"

**Landing**  
10'3" x 3'2"

**Master Bedroom**  
8'9" x 9'10"

**En-Suite To Master Bedroom**  
8'9" x 4'8"

**Bathroom**  
5'6" x 7'4"



**Bedroom Two**  
9'4" x 7'8"

**Bedroom Three**  
6'0" x 6'9"

**Garage**  
19'3" x 9'5"

**EPC - C**  
80/93

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features:  
Broadband: up to 940Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Parking: Garage, Driveway, On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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.

