

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 Rating	
Current Rating	Target Rating
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Energy Efficiency Rating: 94 (Current), 83 (Target)

Energy Efficiency Graph



Area Map

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



Floor Plan



Constantine Drive
Peterborough, PE2 8SZ

Offers In Excess Of £285,000 - Freehold , Tax Band - D



Constantine Drive

Peterborough, PE2 8SZ

Nestled in the family-friendly neighbourhood of Cardea, Constantine Drive is a charming three-bedroom detached home, perfect for modern family living. This well-situated property offers convenient access to local schools, excellent transport links, and is just a short drive to the Fletton Parkway, making commuting a breeze. You'll also enjoy the convenience of being steps away from the local supermarket. Whether you're a growing family or simply looking for a peaceful community, this home combines comfort, practicality, and a fantastic location for all your lifestyle needs.

This beautifully presented three-bedroom semi-detached property offers a blend of modern living and functional design. The home welcomes you with an entrance hall and convenient cloakroom, leading into a bright, dual-aspect lounge featuring French doors that open directly to the rear garden. The stylish kitchen/diner is fully equipped with integrated appliances, including a dishwasher, fridge/freezer, and an oven with a four-ring gas hob and extractor. A separate utility room adds practicality to the space. Upstairs, the property boasts three bedrooms, including two spacious doubles and a single. The master bedroom benefits from a private en-suite with a three-piece suite, including a W/C, wash hand basin, and cubicle shower. Additionally, the upstairs features a family bathroom with a modern three-piece suite, including a bath with a shower over. Externally, the enclosed rear garden offers a perfect mix of lawn and patio areas, ideal for outdoor relaxation and entertainment. To the front, there is allocated parking as well as visitor parking for convenience. This home is perfect for families or professionals seeking a modern, move-in-ready property in the desirable Cardea area of Peterborough.

- Entrance Hall**
6'3" x 6'2"
- WC**
3'1" x 5'4"
- Living Room**
10'1" x 17'6"
- Kitchen/Diner**
8'5" x 17'5"
- Utility Room**
6'2" x 5'2"
- Landing**
9'3" x 8'5"
- Master Bedroom**
9'8" x 10'1"
- En-Suite To Master Bedroom**
4'11" x 5'6"
- Bedroom Two**
10'2" x 8'7"
- Bathroom**
6'11" x 5'9"
- Bedroom Three**
8'6" x 7'0"
- EPC - B**
83/94
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Construction: Standard



Accessibility / Adaptations: None
 Building safety: No
 Known planning considerations: No
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: Not Known
 Business from property: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements HMLR: No
 Shared driveway: No
 Loft access: No
 Drain access: No
 Other: No
 Parking: Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttc
 Internet Speed: up to 940Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

