



Orfeus Drive  
Peterborough, PE2 8FZ

Offers In Excess Of £250,000 - Freehold , Tax Band - C

3 2 1 B

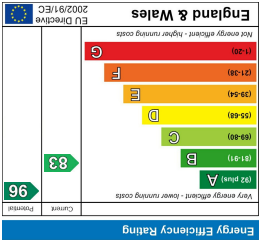
Floor Plan



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.

Energy Efficiency Graph



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/>



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Nestled away on a quiet driveway off Orfeus Drive in Cardea, this modern semi-detached family home offers a perfect blend of comfort and convenience. With an entrance hallway, downstairs cloakroom, living room, kitchen diner three well-proportioned bedrooms, and a family bathroom, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you are greeted by a welcoming entrance hallway, downstairs cloakroom, spacious living room, and modern kitchen diner with integrated cooker and dishwasher. To the first floor there are three bedrooms, and a three piece family bathroom, whilst the master bedroom also benefits from an en-suite shower room. The rear garden is a standout feature, featuring a large new patio that is perfect for outdoor dining and entertaining. Additionally, a timber shed provides useful storage space for gardening tools and equipment. The garden offers a serene space for children to play or for adults to unwind after a long day. Situated on a private driveway, this home enjoys a quiet position, making it an ideal sanctuary from the hustle and bustle of daily life. Despite its peaceful setting, it is within walking distance to local amenities, ensuring that shops, schools, and parks are easily accessible. This property is not just a house; it is a modern family home that promises comfort, convenience, and a lovely community atmosphere. Whether you are looking to settle down or invest, this charming residence on Orfeus Drive is certainly worth considering.

Entrance Hall  
4'0" x 5'2"

WC  
3'1" x 5'6"

Living Room  
12'0" x 14'4"

Kitchen Diner  
15'3" x 8'9"

Landing  
3'4" x 6'1"

Master Bedroom  
9'9" x 9'7"

En-Suite To Master Bedroom  
5'5" x 6'4"

Bedroom Two  
9'3" x 7'7"

Bathroom  
6'0" x 6'0"

Bedroom Three  
6'1" x 7'7"

EPC - B  
83/96

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
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: No  
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 No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

