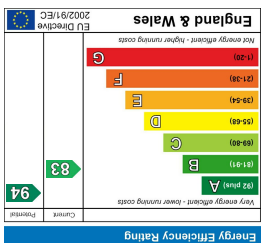


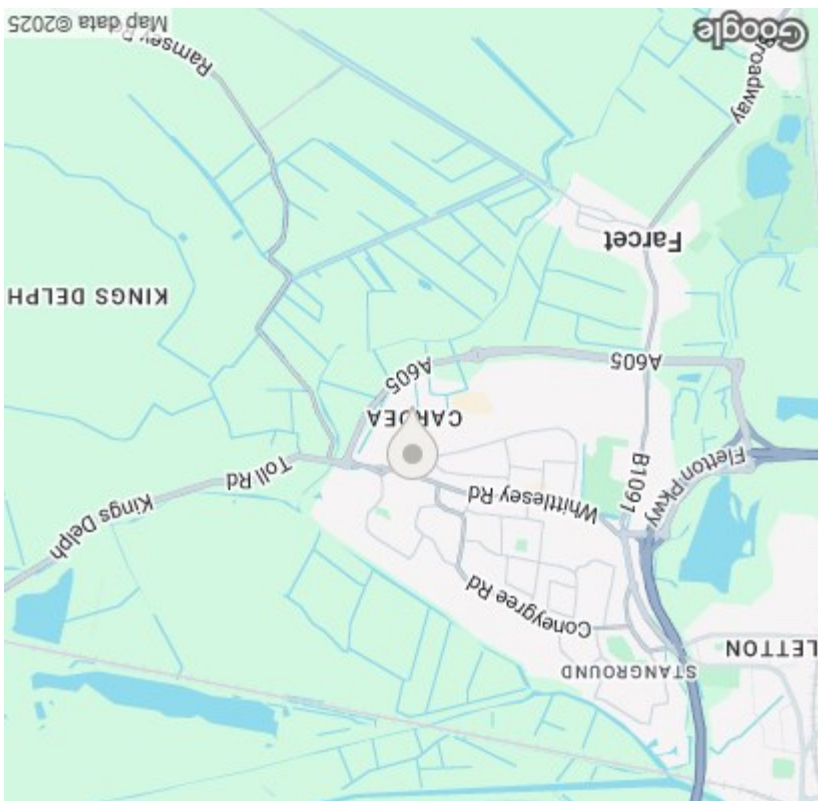
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



## Energy Efficiency Graph



## Area Map



## Floor Plan





Orfeus Drive

Peterborough, PE2 8FZ

\*Offered For Sale with NO FORWARD CHAIN\*  
Welcome to this stunning and deceptively spacious detached property located on Orfeus Drive on the popular Cardea development in Peterborough. This spacious family home boasts open plan kitchen diner, living room, utility room, three bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated in Cardea, just a short walk away from Morrisons and The Apple Cart, this home offers a peaceful retreat while still being conveniently close to all local amenities and public transport routes. The property's detached status ensures privacy and tranquility for its residents. Internally comprising of an entrance hallway, downstairs cloakroom, kitchen diner, utility room, and living room, whilst to the upstairs there are three bedrooms, with fitted wardrobes and en-suite shower room to the master. There is a further three piece family bathroom accessed from the landing area. To the rear there is a low maintenance garden, which is mainly laid to lawn with the addition of a patio area. With parking available for three vehicles, including a driveway and a garage, you'll never have to worry about finding a spot for your car. This feature adds a great deal of convenience to your daily routine. This property is a perfect opportunity for those looking to settle into a serene neighbourhood with easy access to everything you need. Offered for sale with no forward chain, this home is ready and waiting for its new owners to move in and make it their own. Don't miss out on the chance to call this lovely house your home.

- Entrance Hall  
12'11" x 6'9"
- Lounge  
12'0" x 12'9"
- WC  
5'5" x 3'1"
- Kitchen Diner  
9'4" x 17'10"
- Utility Room  
5'4" x 7'6"
- Landing  
7'3" x 7'1"
- Master Bedroom  
10'2" x 11'9"
- En-Suite To Master Bedroom  
5'5" x 5'10"
- Bedroom Two  
9'3" x 9'5"
- Bathroom  
7'3" x 5'10"
- Bedroom Three  
9'6" x 8'2"
- Garage  
19'5" x 9'8"
- EPC - B  
83/94
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION  
Construction: Standard



Accessibility / Adaptations: Wide Doorways  
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, Garage Detached, Off Street Parking, Single Garage  
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.

