

Bellona Drive

Cardea, Peterborough, PE2 8FU

GUIDE PRICE £290,000 - £310,000

A stylish three-storey semi-detached townhouse on the popular Cardea development in Peterborough. The home offers a modern kitchen with integrated appliances, a spacious lounge opening onto the garden, three bedrooms and family bathroom on the first floor, plus a top-floor master suite with en-suite. Outside features include a private low-maintenance garden with decked area and brick-built barbeque, along with a garage and driveway parking for up to three cars.

Welcome to this beautifully presented semi-detached townhouse on Bellona Drive, set within the sought-after Cardea development in Peterborough. As you step into the entrance hall, you are greeted with a guest WC and access through to the heart of the home. To the front, the modern kitchen offers a stylish and practical space fitted with a range of units and benefitting from some integrated appliances. Rising to the rear, a bright and spacious lounge opens out through French doors to the garden, creating an inviting space for both everyday living and entertaining. On the first floor, you will find two well-proportioned double bedrooms along with a comfortable single bedroom, all served by a family bathroom. Rising to the top floor, the master suite occupies its own level, offering a generous bedroom with the luxury of a private en-suite shower room. Outside, the property boasts a low-maintenance private garden featuring a decked seating area and a brick-built charcoal barbeque, ideal for outdoor dining and relaxation. To the side, a single garage with power supply is complemented by a driveway that provides parking for up to three vehicles. This impressive home combines modern living with practical family spaces, all within a popular and well-connected location.

Entrance Hall
1.14 x 4.68 (3'8" x 15'4")

WC
0.88 x 1.72 (2'10" x 5'7")

Kitchen Diner
3.01 x 4.72 (9'10" x 15'5")

Lounge
5.04 x 3.10 (16'6" x 10'2")

First Floor Landing
1.22 x 2.85 (4'0" x 9'4")

Bedroom Two
2.92 x 4.09 (9'6" x 13'5")

Bedroom Three
2.94 x 3.71 (9'7" x 12'2")

Bathroom
2.02 x 1.70 (6'7" x 5'6")

Bedroom Four
2.02 x 3.10 (6'7" x 10'2")

Second Floor Landing
1.00 x 0.92 (3'3" x 3'0")

Master Bedroom
3.97 x 5.28 (13'0" x 17'3")

En-Suite To Master Bedroom
2.48 x 1.99 (8'1" x 6'6")

Garage
3.04 x 5.92 (9'11" x 19'5")



EPC - B
85/94

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 NOT allowed: 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: Single Garage, Driveway Private, Off Street Parking
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 - 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL