

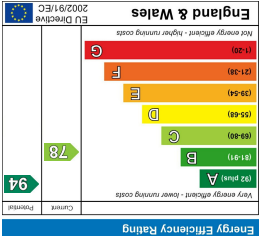
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>

**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



Area Map



Floor Plan





Flora Close  
Cardea, Peterborough, PE2 8GY

Located within the sought-after Cardea development in Peterborough, this modern one-bedroom cluster house offers smart, low-maintenance living in a pleasant setting overlooking open green space. Recently refreshed with new flooring and decoration throughout, the property also benefits from allocated parking, access to a communal garden, and is ideally suited to first-time buyers or investors. Offered for sale with no forward chain, it presents an excellent opportunity for a smooth and straightforward purchase.

Set within the ever-popular Cardea Development in Peterborough, this modern one-bedroom cluster house offers stylish, low-maintenance living and has just undergone a light refurbishment with new flooring and fresh decoration throughout, making it ready to move straight into. The property is approached with views across an attractive open green space to the front, creating a pleasant outlook and sense of openness, and benefits from an allocated parking space nearby as well as access to a well-kept communal garden area. The floorplan reveals a well-considered layout, beginning on the ground floor with a welcoming entrance leading into a bright and contemporary open-plan kitchen, living and dining area, an ideal space for both everyday living and entertaining, with the kitchen neatly positioned and ample room for seating and dining furniture, complemented by a convenient ground floor WC tucked away for guests. Stairs rise to the first floor where a generous double bedroom provides a calm and comfortable retreat, with space for wardrobes and bedroom furniture, and is served by a modern en-suite bathroom, creating a private and practical upstairs arrangement that suits a variety of lifestyles. With its modern design, recent cosmetic upgrades, desirable outlook, and excellent amenities, this property is perfectly suited to first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio, and is offered for sale with the added advantage of no forward chain for a smooth and straightforward purchase.

Kitchen/Living/Dining Area  
4.73 x 4.09 (15'6" x 13'5")

WC  
1.88 x 0.94 (6'2" x 3'1")

Landing  
1.00 x 0.91 (3'3" x 2'11")

Master Bedroom  
4.72 x 2.97 (15'5" x 9'8")

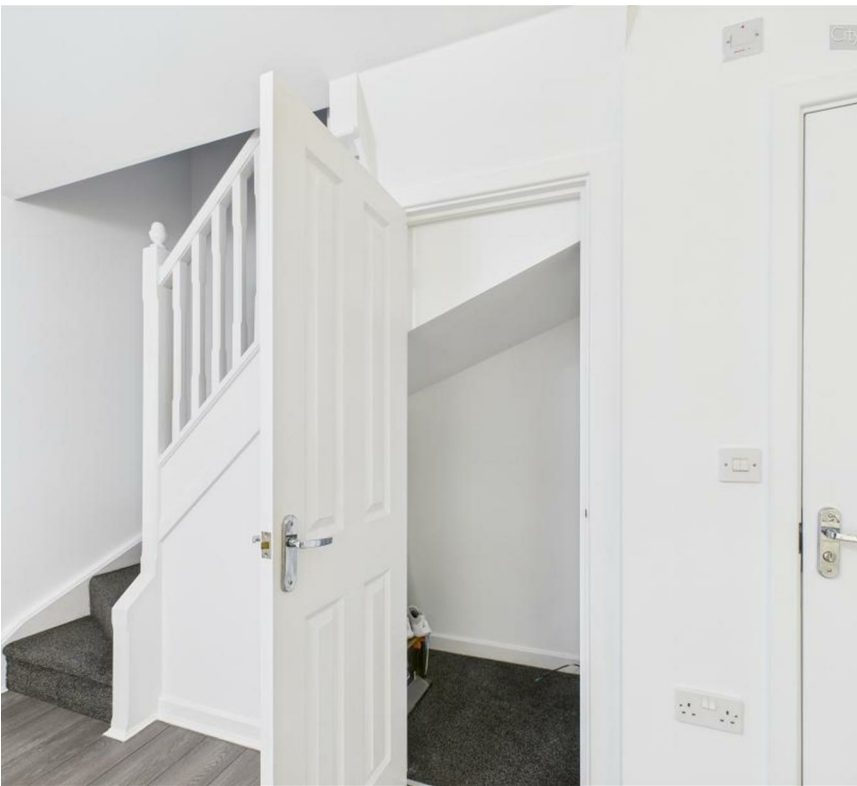
En-Suite To Master Bedroom  
1.90 x 1.96 (6'2" x 6'5")

EPC - C  
78/94

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: 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 - 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.

