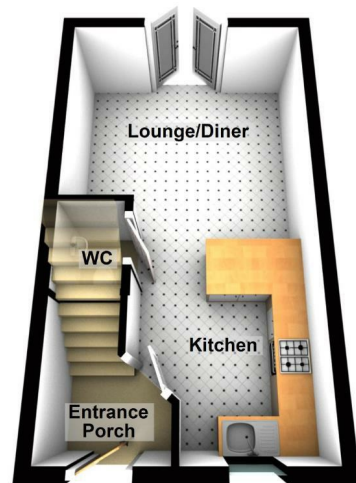
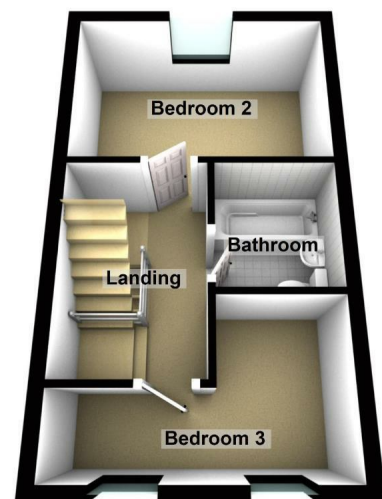


Ground Floor



First Floor



Second Floor



ENTRANCE PORCH

KITCHEN
4.57m x 2.74m
(15'0" x 9'0")

LOUNGE/DINER
2.29m x 3.58m
(7'6" x 12'1")

WC

FIRST FLOOR LANDING

BEDROOM 2
2.29m x 3.68m
(7'6" x 12'1")

BATHROOM
1.80m x 1.68m
(5'11" x 5'6")

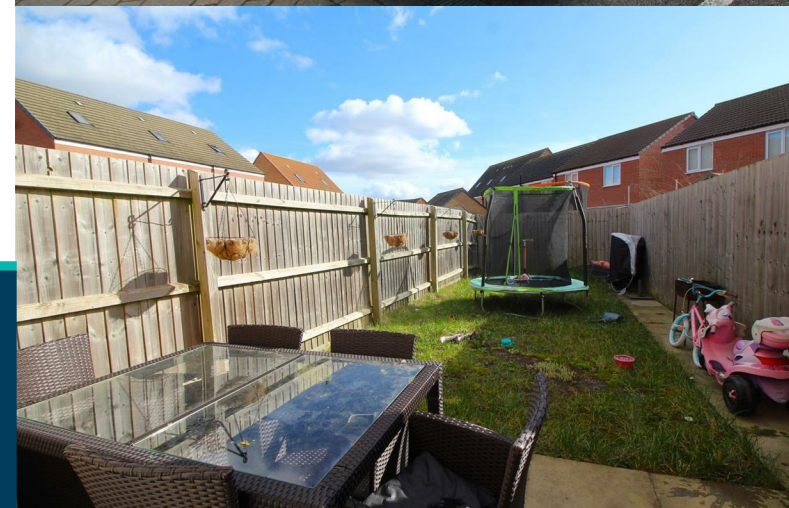
BEDROOM 3
2.34m max x 1.68m
(7'8" max x 5'6")

SECOND FLOOR LANDING

BEDROOM 1
4.60m x 2.69m
(15'1" x 8'10")

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WOODCOCK HOLMES



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

19 Orfeus Drive
Cardea, Peterborough, PE2 8FZ
£200,000



19 Orfeus Drive

Cardea, Peterborough

PE2 8FZ

INVESTORS LOOK NO FURTHER. Three storied, three bedroom mid terrace town house situated in the popular area of Cardea. Property consists of a lounge, kitchen/diner and a family bathroom. There are 2 allocated parking spaces to the front. Fully enclosed rear garden mainly laid to lawn.

• INVESTMENT BUYERS ONLY

• MID TERRACE THREE-STOREY HOUSE

• OPEN PLAN DOWNSTAIRS LIVING

• TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM

• ENCLOSED REAR GARDEN

• TWO ALLOCATED PARKING SPACES TO THE FRONT

• GAS CENTRAL HEATING

• UPVC DOUBLE GLAZED

• RENTED FOR £975 PCM

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£200,000

ENTRANCE PORCH

Front door, fitted carpet, stairs to first floor, door to kitchen.

KITCHEN

15'0" x 9'0"
UPVC double glazed window to front, matching range of base and eye level units with worktop space over. Fitted stainless steel sink drainer. Built in electric oven with four ring gas hob above, stainless steel splash back guard and stainless steel extractor hood over. Plumbing and space for washing machine. Breakfast bar. Vinyl flooring.

LOUNGE/DINER

7'6" x 12'1"
UPVC double glazed French doors to rear. Fitted carpet, television point. 2 Radiators.

WC

Two piece suite with low level WC, pedestal wash hand basin, vinyl flooring, extractor fan. Radiator.

FIRST FLOOR LANDING

Fitted carpet, stairs to second floor.

BEDROOM 2

7'6" x 12'1"
UPVC double glazed window to rear, fitted carpet. Radiator.

BATHROOM

5'11" x 5'6"
Three piece suite, low level WC, pedestal wash hand basin with splash back tiles behind, bath with fitted shower behind and fully tiled splash back wall with glass guard to side. Extractor fan, vinyl flooring. Radiator.

BEDROOM 3

7'8" max x 5'6"
2 x UPVC double glazed windows to front, fitted carpet. Radiator.

SECOND FLOOR LANDING

Fitted carpet, storage cupboard.

BEDROOM 1

15'1" x 8'10"
2 Double glazed Velux window to front, 1 double glazed Velux window to rear. Fitted carpet. Radiator.

OUTSIDE

FRONT: 2 Allocated parking spaces on a tarmac driveway.
REAR: Fully enclosed rear garden, mainly laid to lawn with gated rear access through wooden gate.

SURROUNDING AREA

Cardea is within easy access to Peterborough City Centre and the A1(M) that offers direct route north or south. By train from Peterborough's main-line station, London Kings Cross can be reached within 55 minutes. There is also access to the A605, A15 and A47 and the nearest airports are Stansted and Luton, both approximately an hour away. On the development there is a Morrisons Supermarket, pub, petrol station, hairdressers, vets and fish and chip shop. St Michael CE Primary School is on the development and Stanground Academy is nearby.

TENURE

Freehold - For sale by private treaty.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		100
(92 plus) A		
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC