Pomona Way

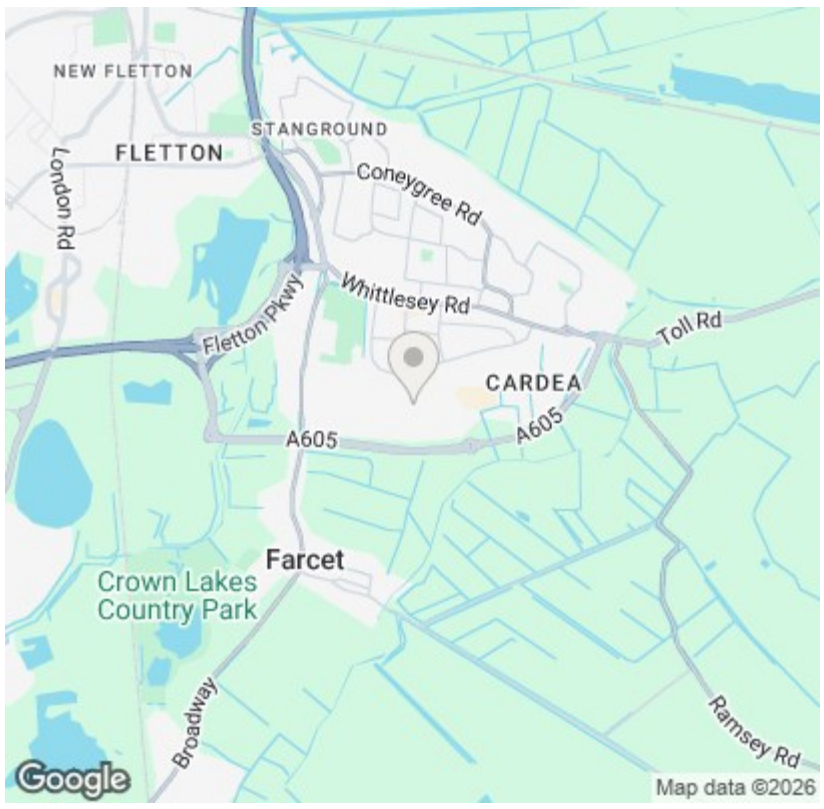
Cardea, Peterborough, PE2 8GD

Offers In Excess Of £170,000 - Freehold, Tax Band - B

2 | 1 | 1 | C

Floor Plan

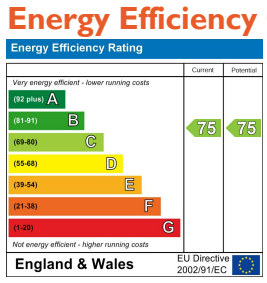
Area Map



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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A well presented two bedroom detached coach house, ideally suited to first time buyers, downsizers or investors, offering a fantastic combination of practical living accommodation and excellent outside space. The property is offered freehold and features a bright living and dining room, a fitted kitchen, useful shower room and two well proportioned bedrooms, both benefiting from built in wardrobes. Outside, there is a private enclosed rear garden, driveway and single garage with an additional storage room, while the Juliette balcony adds a lovely feature to the first floor accommodation. Situated close to local amenities and green spaces, this is a superb opportunity to acquire a unique and versatile home in a popular residential setting.

The property is accessed via a small entrance porch, with the staircase directly ahead leading up to the main accommodation, which is arranged across a single level. The spacious living and dining room provides a comfortable central hub to the home, with plenty of natural light and doors opening onto a Juliette balcony. The fitted kitchen offers a practical range of wall and base units with space for the necessary appliances, while the shower room is also located off the main accommodation. Both bedrooms are positioned from the landing, with the master bedroom benefiting from fitted wardrobes and bedroom two also offering useful built in storage. Next to the entrance porch, there is access to the adjoining single garage, which benefits from a useful under stairs storage room and a rear door providing direct access into the private enclosed garden. The driveway provides off road parking to the front of the garage, while the surrounding area offers a good selection of local amenities, green spaces and everyday conveniences.

Entrance Hall
0.65 x 0.96 (2'1" x 3'1")

Landing
1.38 x 2.01 (4'6" x 6'7")

Living/Dining Room
5.46 x 4.40 (17'10" x 14'5")

Kitchen
2.42 x 2.12 (7'11" x 6'11")

Master Bedroom
2.94 x 3.06 (9'7" x 10'0")

Shower Room
1.72 x 2.33 (5'7" x 7'7")

Bedroom Two
1.86 x 2.49 (6'1" x 8'2")

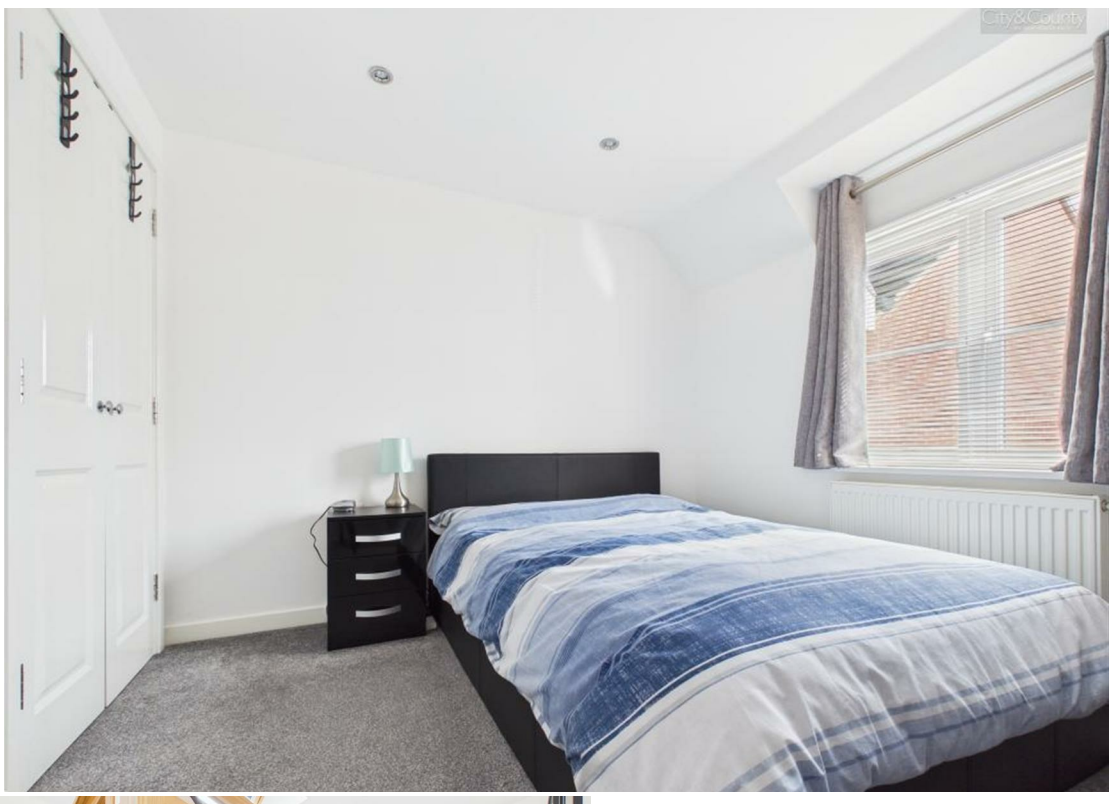
Garage
5.59 x 2.55 (18'4" x 8'4")

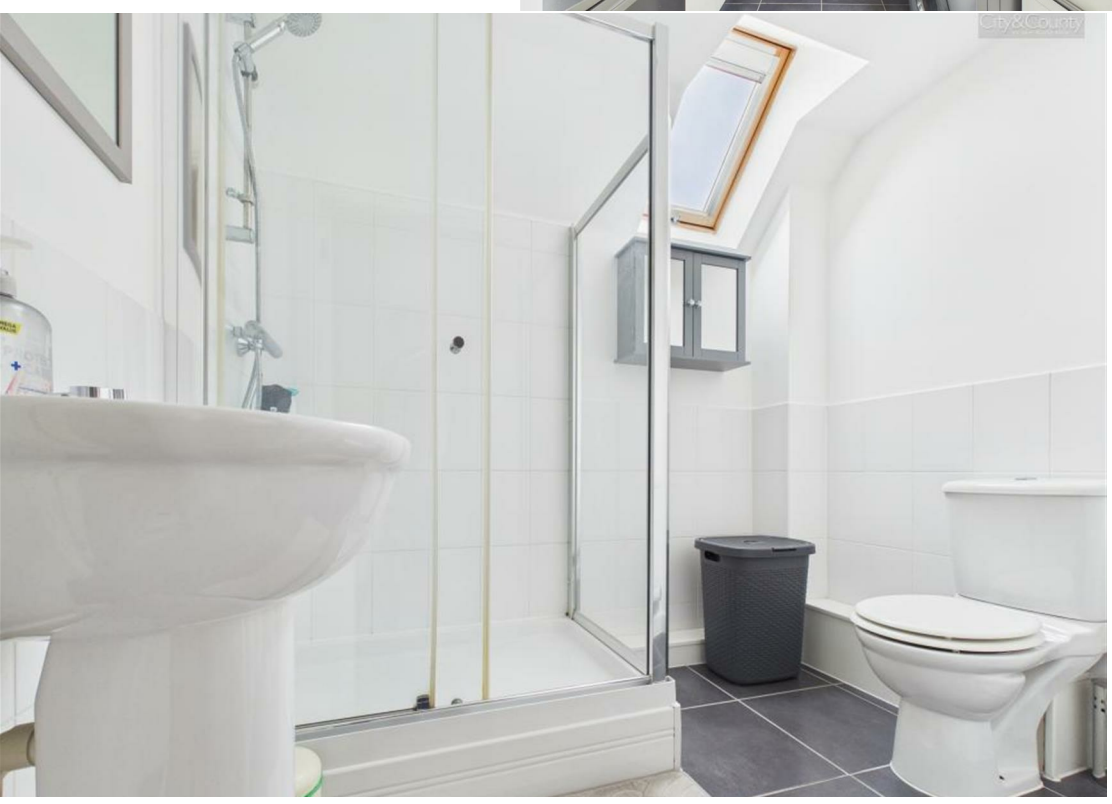
Storage Room
3.73 x 0.99 (12'2" x 3'2")

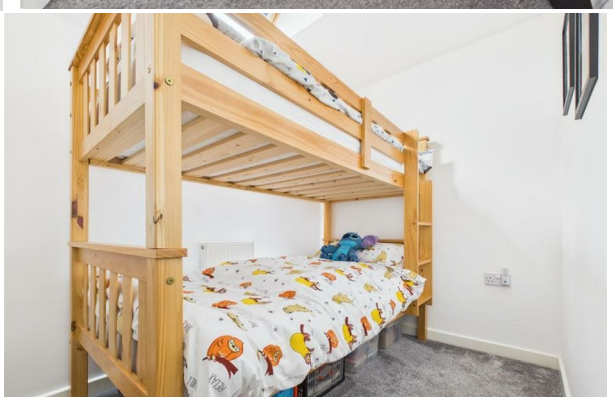
EPC - C
75/75

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 (answer yes if there are restrictions, eg does not allow pets): 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: Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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.