Peterborough
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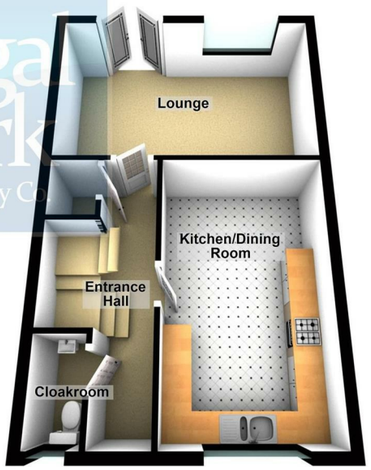
Bellona Drive, Cardea, Peterborough, PE2 8FU

CLOSE TO LOCAL AMENITIES *MODERN DEVELOPMENT* *INTEGRATED KITCHEN APPLIANCES*
Regal Park are pleased to offer this well presented 4 Bedroom Semi Detached House in the popular modern development of Cardea. The property is situated close to local amenities and comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has Bedrooms 2, 3, 4 and a Bathroom. The top floor has the Master Bedroom with En-Suite.
There is a Driveway to the side providing off road parking and enclosed rear garden.
Viewings Highly Recommended.

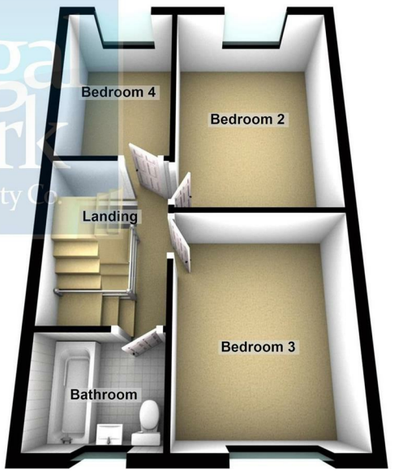
EPC Rating: B

£1,350 Per month

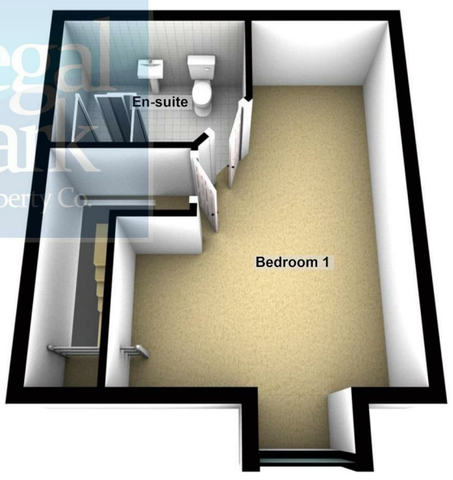
Ground Floor

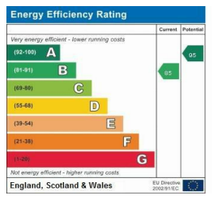


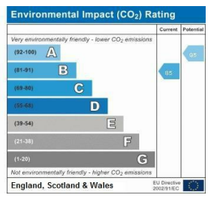
First Floor



Second Floor







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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

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Entrance Hall
Double radiator, laminate flooring, smoke detector, stairs, under-stairs storage cupboard, door to:

Cloakroom
UPVC obscure double glazed window to front, fitted with two piece suite comprising; wash hand basin and close coupled WC, radiator, laminate flooring.

Kitchen/Dining Room
15'3" x 9'7" (4.65m x 2.93m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washer/dryer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, radiator, laminate flooring, smoke detector and co detector.

Lounge
10'3" x 16'6" (3.12m x 5.03m)
UPVC double glazed window to rear, double radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

First Floor and Landing
Fitted carpet, smoke detector, stairs, door to:

Bedroom 2
13'5" x 9'6" (4.09m x 2.90m)
UPVC double glazed window to rear, radiator, fitted carpet.

Bedroom 3
12'2" x 9'6" (3.71m x 2.90m)
UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 4
10'3" x 6'8" (3.12m x 2.03m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to front, radiator, vinyl flooring.

Second Floor and Landing
Fitted carpet, door to:

Bedroom 1
13'1" x 20'2" max (3.99m x 6.15m max)
UPVC double glazed window to front, two radiators, fitted carpet, velux skylight to rear, door to:

En-Suite
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, radiator, vinyl flooring, velux skylight.

Outside
There is a Driveway to the side providing off road parking.
The rear garden has a gravel pathway, lawn area, patio area, timber shed, outside tap, gated side access.



