



Flora Close
Cardea, Peterborough, PE2 8GY

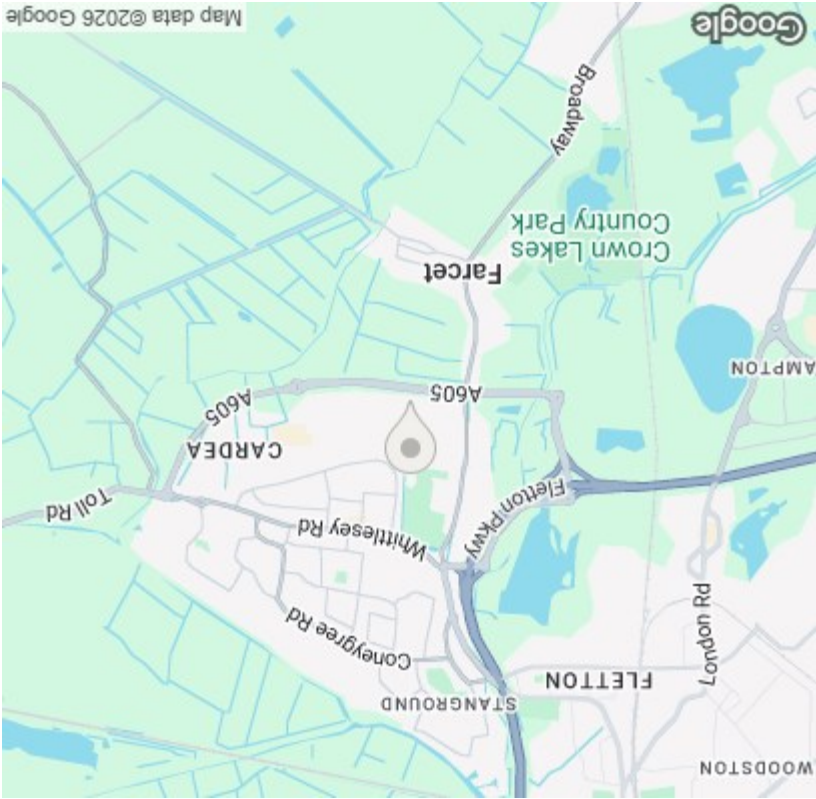
Offers In Excess Of £260,000 - Freehold , Tax Band - C



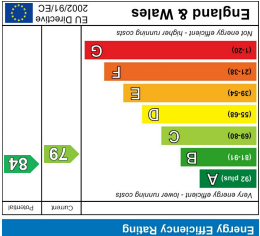
Floor Plan



Area Map



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 guarantees. 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.

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.

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.

Viewing

Flora Close

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Situated on the popular Cardea development in Peterborough, this spacious and well-presented corner-style semi-detached home offers generous accommodation both inside and out. Benefiting from a larger than average rear and side garden, off-road parking, and a single garage, the property is ideally suited to families and professionals alike, with a practical layout and attractive presentation throughout.

Situated on Flora Close within the highly sought-after Cardea development in Peterborough, this spacious semi-detached corner-style home offers beautifully presented accommodation throughout, complemented by a larger than average rear and side garden, making it an ideal choice for families and buyers seeking both indoor and outdoor space. The property is entered via a welcoming entrance hallway which provides access to the main ground floor accommodation, with a convenient downstairs WVC positioned off the hall and stairs leading to the first floor. To the front of the home, the generously sized living room provides a bright and comfortable reception space with an attractive layout that offers excellent versatility for both relaxing and entertaining. To the rear, the kitchen diner is fitted to provide a practical and sociable space for everyday living, with ample room for dining furniture and direct access to the garden, allowing for a seamless connection between the indoor and outdoor areas. Upstairs, the landing leads to three well-proportioned bedrooms, including a spacious master bedroom benefiting from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the property continues to impress thanks to its corner plot position, enjoying a larger than average garden extending to both the rear and side, offering excellent potential for outdoor entertaining, family use, or further landscaping. In addition, the home benefits from off-road parking positioned in front of the single garage, adding further practicality to this well-maintained and attractively presented home.

Entrance Hall
307 x 1.08 (10'0" x 3'6")

WC
1.96 x 0.91 (6'5" x 2'11")

Living Room
5.39 x 4.72 (17'8" x 15'5")

Kitchen Diner
4.76 x 3.09 (15'7" x 10'1")

Landing
1.00 x 3.31 (3'3" x 10'10")

Master Bedroom
3.70 x 3.14 (12'1" x 10'3")

En-Suite To Master Bedroom
1.01 x 3.11 (3'3" x 10'2")

Bathroom
1.94 x 2.51 (6'4" x 8'2")

Bedroom Two
5.03 x 2.31 (16'6" x 7'6")

Bedroom Three
3.28 x 2.38 (10'9" x 7'9")

Garage
2.93 x 5.66 (9'7" x 18'6")

EPC - C
79/84



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: 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: TBC
Mobile Coverage: TBC

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

