



Connells

Hercules Way  
Peterborough



### Property Description

Located within the sought-after Cardea development, this attractive two bedroom semi-detached home offers well-planned accommodation ideal for modern living and would suit first-time buyers, downsizers or investors alike.

The property is approached via a double driveway, providing convenient off-road parking, with access to the front entrance. Upon entering, the hallway offers a welcoming feel with a ground floor cloakroom and stairs rising to the first floor. The fitted kitchen is positioned at the front of the property and offers a practical layout with ample storage and workspace.

To the rear, the lounge provides a comfortable and versatile living space with ample room for both relaxing and dining. French doors open directly onto the enclosed rear garden, creating a wonderful flow between indoor and outdoor living and making this an ideal space for entertaining or enjoying warmer months.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms, both benefitting from natural light and flexibility for a range of furniture layouts. The accommodation is completed by a modern family bathroom fitted with contemporary fixtures.

Externally, the enclosed rear garden offers a private outdoor area suitable for families, gardening enthusiasts or those looking to enjoy outdoor dining. The property is well positioned within Cardea, close to local shops, amenities and well-regarded schools, with excellent transport links also nearby.

### Entrance Hall

Stairs to first floor.

### Downstairs Wc

Window to the front, WC and wash hand basin.

### Living Room

Patio door to the rear, carpet and understairs storage cupboard.

### Kitchen

Window to the front, laminate flooring, high and low level storage with worktops over, integrated oven, gas hob and hood, integrated fridge freezer and washing machine.

### First Floor

Loft access.

### Bedroom One

Window to the rear, carpet and radiator.

### Bedroom Two

Window to front, carpet and radiator.

### Bathroom

Bath with shower over, WC, wash hand basin, window to the side, tiled walls and vinyl flooring.

### Outside

### Rear Garden

Laid to lawn, decking area and shed.

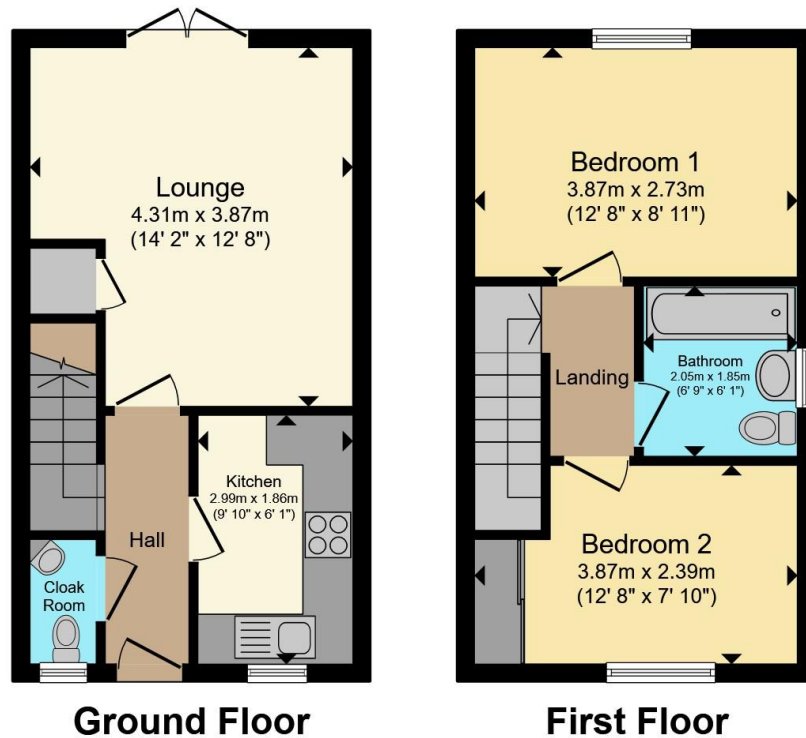
### Front

Double driveway.

## Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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