



Bellona Drive
Cardea, Peterborough, PE2 8FU

£274,995 - Freehold, Tax Band - D

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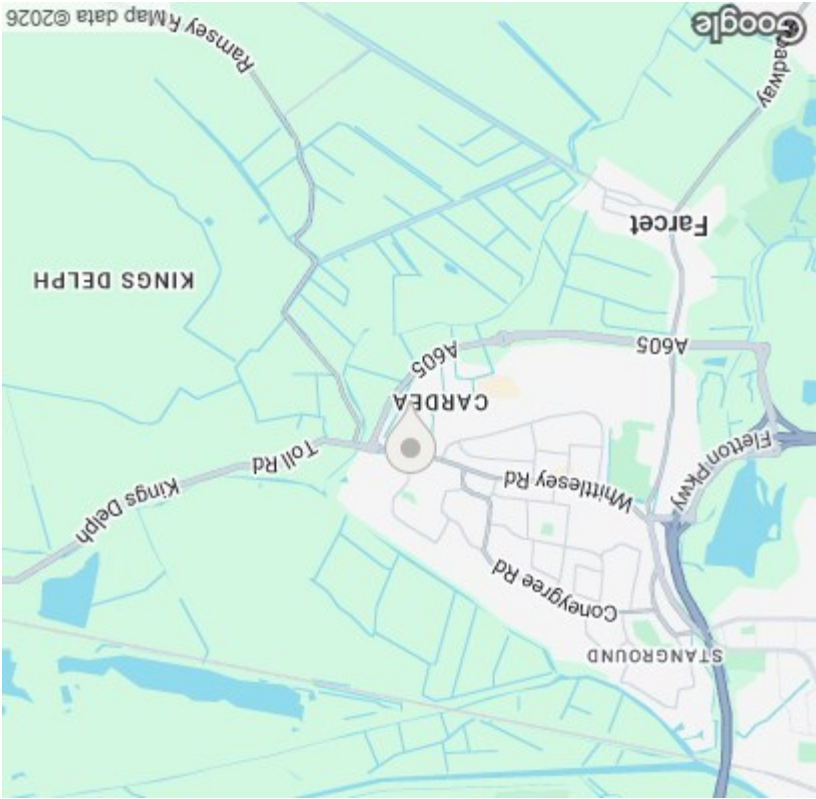
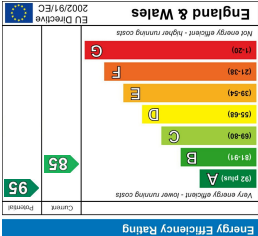
Floor Plan



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



Area Map

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.

Bellona Drive

Cardea, Peterborough, PE2 8FU

Offered with no forward chain, this modern and versatile four bedroom semi detached townhouse on Bellona Drive in the popular Cardea development enjoys spacious accommodation over three floors, including a master bedroom with en-suite, a kitchen diner with integrated appliances, a rear garden and off road parking for two cars.

Offered to the market with the added benefit of no forward chain, this spacious and versatile semi detached townhouse on Bellona Drive, within the popular Cardea development in Peterborough, is presented in modern condition throughout and offers flexible accommodation arranged over three floors. The property opens into a welcoming entrance hall, which provides access to the ground floor accommodation, the staircase rising to the upper floors and a convenient cloakroom WC. To the front of the home is a well-proportioned kitchen diner, fitted with an integrated cooker hob and fridge freezer, and offering ample space for a dining table, making it ideal for both everyday family life and entertaining. The generous living room sits at the rear of the property and enjoys a bright, open feel, with French doors opening directly onto the garden to create an easy connection between indoor and outdoor living. On the first floor, a central landing leads to three well-balanced bedrooms, comprising two comfortable doubles and a further bedroom that would work equally well as a nursery, child's room or home office, alongside a modern family bathroom. The second floor is devoted to the superb master bedroom, a spacious and private retreat with room for a full range of bedroom furniture and the added luxury of its own en-suite shower room. Outside, the rear garden is mainly laid to lawn with a small patio area, providing a pleasant space for relaxing, entertaining or play, while to the front there is off road parking on a private driveway for two cars. Combining modern living, versatile accommodation and a sought-after location, this home is an ideal purchase for a wide range of buyers, and an early viewing is highly recommended.

Entrance Hall
1.12 x 4.67 (3'8" x 15'3")

WC
0.93 x 1.68 (3'0" x 5'6")

Kitchen Diner
2.94 x 4.67 (9'7" x 15'3")

Living Room
5.00 x 3.09 (16'4" x 10'1")

First Floor Landing
1.14 x 2.89 (3'8" x 9'5")

Bedroom Two
2.91 x 4.09 (9'6" x 13'5")

Bedroom Three
2.91 x 3.68 (9'6" x 12'0")

Bathroom
2.04 x 1.68 (6'8" x 5'6")

Bedroom Four
2.04 x 3.08 (6'8" x 10'1")

Second Floor Landing
1.04 x 0.93 (3'4" x 3'0")

Master Bedroom
3.99 x 5.38 (13'1" x 17'7")

En-Suite To Master Bedroom
2.46 x 2.00 (8'0" x 6'6")



EPC - B
84/95

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: Off Street Parking
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 - Excellent

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.

