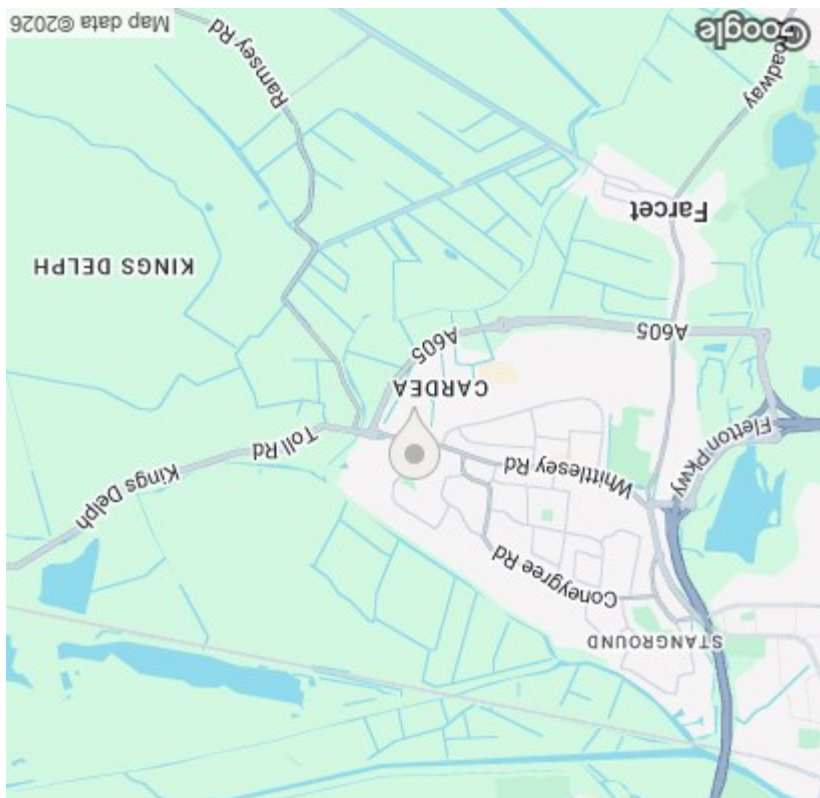
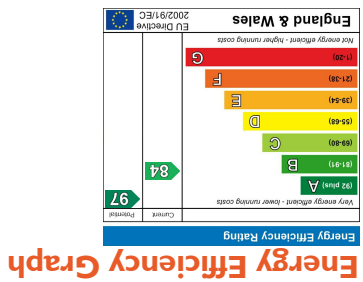


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 details, 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.

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.



Chloe Place

Cardea, Peterborough, PE2 8XR

This modern end-terraced townhouse, situated in the desirable Chloe Place on the popular Cardea development in Peterborough, offers beautifully presented accommodation across three spacious floors. Less than five years old and offered with the remainder of the build warranty, the property enjoys an attractive position overlooking a public green space with children's play area, while also benefiting from off-road parking for two vehicles. Combining stylish open-plan living with versatile bedroom accommodation, this impressive home is ideally suited to first-time buyers, families, or investors seeking contemporary living in a convenient and well-connected location.

Situated in the highly sought-after Chloe Place on the popular Cardea development in Peterborough, this modern end-terraced townhouse offers stylish and versatile accommodation set across three floors, making it an ideal purchase for first-time buyers, growing families, or investors alike. Built less than five years ago, the property is presented in excellent condition throughout and is offered for sale with the remainder of the build warranty, providing added peace of mind for prospective purchasers. The home enjoys an attractive position overlooking a public green space with a children's play area, creating a pleasant open outlook and a wonderful setting for families. Upon entering the property, you are welcomed by a bright and inviting entrance hallway which provides access to the ground floor accommodation and staircase leading to the upper floors. To the front of the home is a contemporary open-plan kitchen, living and dining area which has been thoughtfully designed to maximise both space and natural light, creating the perfect environment for modern day living and entertaining. The kitchen offers ample worktop and storage space while seamlessly flowing into the living and dining areas, allowing for a sociable and practical layout. French doors to the rear provide access outside and further enhance the sense of space and light within the room. The ground floor also benefits from a convenient cloakroom/WC. The first floor comprises two well-proportioned bedrooms along with a modern family bathroom fitted with a contemporary suite. The second bedroom is a generous double room, while the third bedroom offers flexibility for use as a child's room, home office, nursery or dressing room depending on individual requirements. Occupying the entire second floor is an impressive master bedroom suite which provides a superb private retreat, featuring ample floor space and a bright airy feel. Externally, the property continues to impress with off-road parking for two vehicles and a well-maintained setting within this established modern development, conveniently positioned close to local amenities, schools, transport links and access routes. This beautifully presented home combines modern living with a practical layout and an enviable location, making early viewing highly recommended.

- Entrance Hall**
1.47 x 1.49 (4'9" x 4'10")
- Kitchen/Living/Dining Area**
6.67 x 2.67 (21'10" x 8'9")
- WC**
1.50 x 0.91 (4'11" x 2'11")
- First Floor Landing**
3.28 x 0.96 (10'9" x 3'1")
- Bedroom Two**
2.33 x 3.69 (7'7" x 12'1")



- Bathroom**
1.82 x 1.68 (5'11" x 5'6")
- Bedroom Three**
0.89 x 3.70 (2'11" x 12'1")
- Second Floor Landing**
1.14 x 0.90 (3'8" x 2'11")
- Master Bedroom**
4.98 x 2.73 (16'4" x 8'11")
- EPC - B**
84/97
- 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: Fttp
- 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.