



Constantine Drive, Peterborough PE2 8SZ

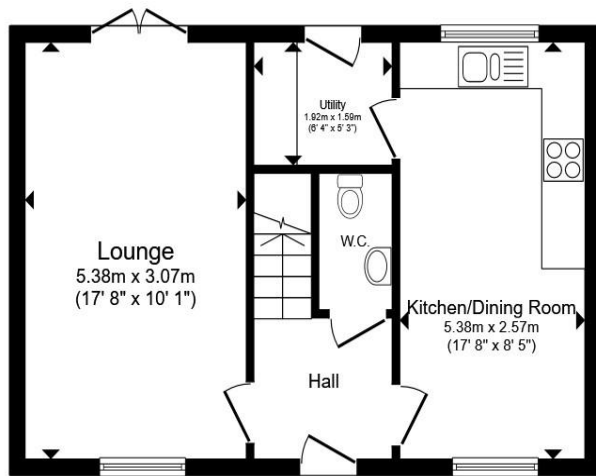
welcome to

Constantine Drive, Peterborough

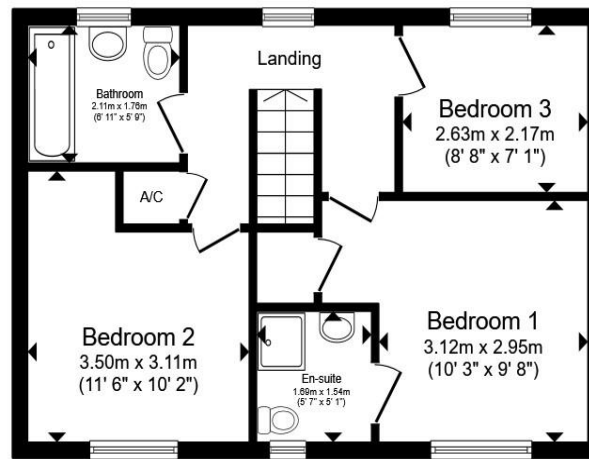
William H Brown are delighted to present this beautiful three-bedroom detached family home, ideally situated in the heart of the highly sought-after Cardea development. This very well-maintained property briefly comprises an entrance hall, a spacious lounge, a modern kitchen/diner, cloakroom, and utility room to the ground floor. To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom with en-suite, as well as a contemporary family bathroom. Externally, the property boasts a beautifully landscaped and highly private rear garden, featuring a lovely seating area, perfect for relaxing or entertaining. There is also side access leading to the off-road parking area and garage, which has been partially converted into a gym while still retaining useful storage space. Conveniently located just a short walk from Morrisons, the local shopping centre, and a primary school directly opposite, this fantastic home also offers excellent transport links, with Peterborough city centre, the A1, and other major road networks all within easy reach. Offering spacious accommodation, a fantastic location, and a high standard of presentation throughout, this property makes an ideal family home.

Don't miss out, call William H Brown now to arrange the viewing on 01733 896598!

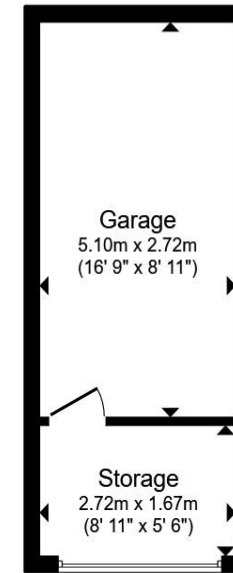




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

Wc

Kitchen/Diner

Utility Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 97.6 m² (1,051 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

welcome to

Constantine Drive, Peterborough

- Three-bedroom detached family home
- Sought-after Cardea location
- Modern kitchen/diner
- Utility room and cloakroom
- En-suite to principal bedroom
- Beautifully landscaped private rear garden
- Garage conversion currently used as a gym with off-road parking
- Close link to all the local schools and amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£310,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FLE105246](https://www.williamhbrown.co.uk/Property/FLE105246)



Property Ref:
FLE105246 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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