



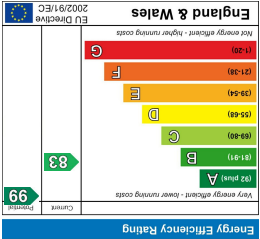
Floor Plan



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



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.

Penelope Grove
Cardea, Peterborough, PE2 8XP

GUIDE PRICE £140,000-160,000

Situated in the popular Cardea development, this modern one-bedroom cluster house on Penelope Grove offers an excellent opportunity for first-time buyers or investors alike. Tucked away in a quiet cul-de-sac, the property is presented in modern condition throughout and features a well-proportioned bedroom complete with an en-suite shower room. The home also benefits from allocated parking and is conveniently located within walking distance of a local supermarket, making day-to-day living effortless. With good local transport links and easy access to the Fletton Parkway, this property is ideally positioned for commuters while still enjoying a peaceful residential setting.

Located within the popular Cardea development, this well-presented one-bedroom cluster house offers thoughtfully arranged accommodation set over two floors, ideal for modern living. On the ground floor, the property opens into a bright and spacious open-plan kitchen, living and dining area, creating a welcoming and versatile space for both relaxing and entertaining. The kitchen is neatly positioned to maximise the room's layout, while the living area benefits from good natural light. A convenient ground-floor WC completes this level, adding to the practicality of the home. Upstairs, the property features a generous master bedroom, providing ample space for bedroom furniture and storage. The bedroom further benefits from a private en-suite, offering comfort and convenience rarely found in properties of this type. The layout flows well, with a compact landing connecting the sleeping and bathroom areas while maintaining a sense of privacy from the main living space below.

Overall, this home combines a functional layout with modern living, making it an excellent choice for first-time buyers or investors seeking a low-maintenance property in a well-connected and desirable location within Peterborough.

Kitchen/Living/Dining Area
3.97 x 4.77 (13'0" x 15'7")

WC
0.91 x 1.76 (2'11" x 5'9")

Landing
0.87 x 0.91 (2'10" x 2'11")

Master Bedroom
2.99 x 4.78 (9'9" x 15'8")

En-Suite To Master Bedroom
1.89 x 1.76 (6'2" x 5'9")

EPC - B
83/99

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: 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: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

