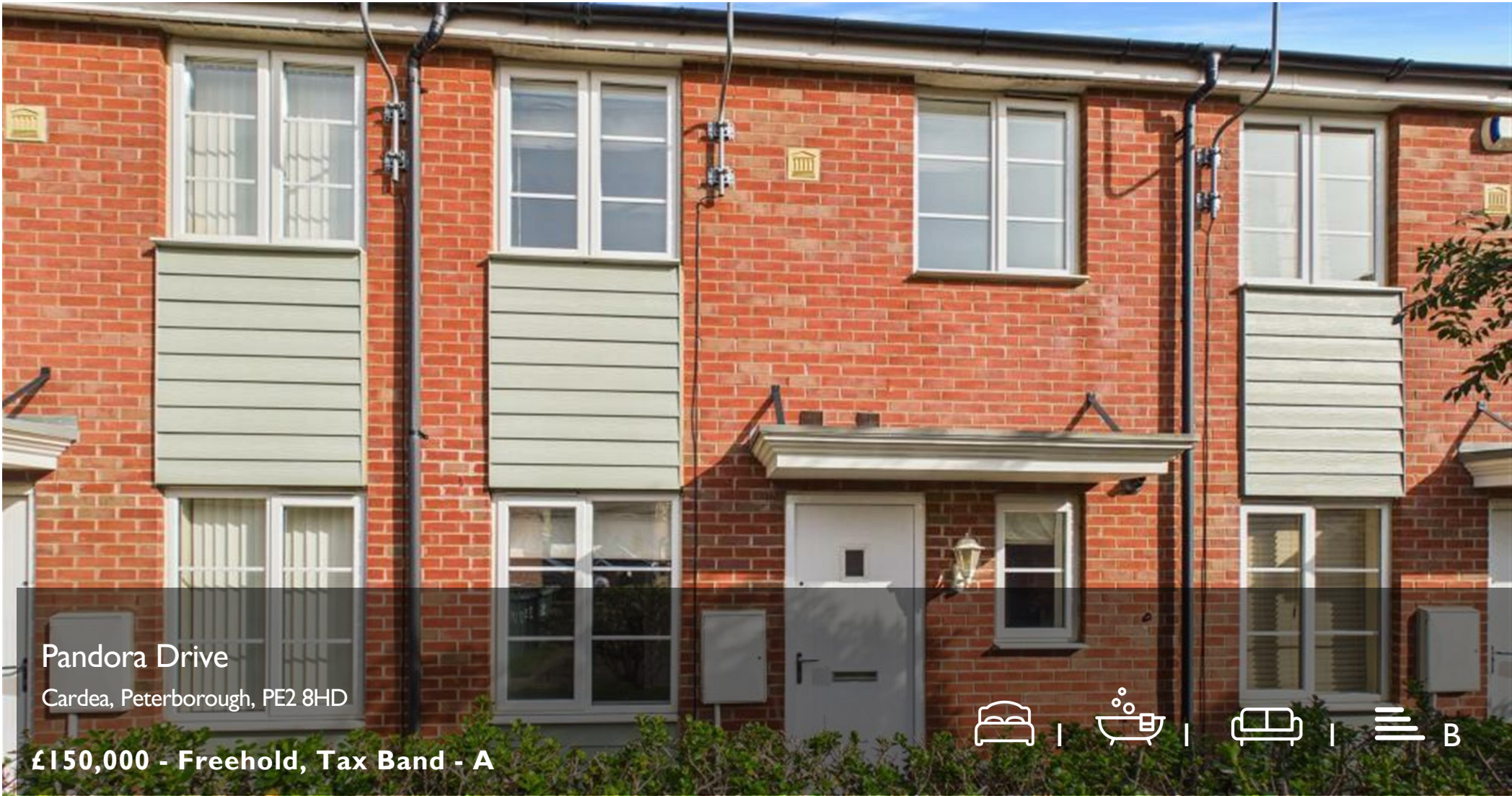




Pandora Drive
Cardea, Peterborough, PE2 8HD

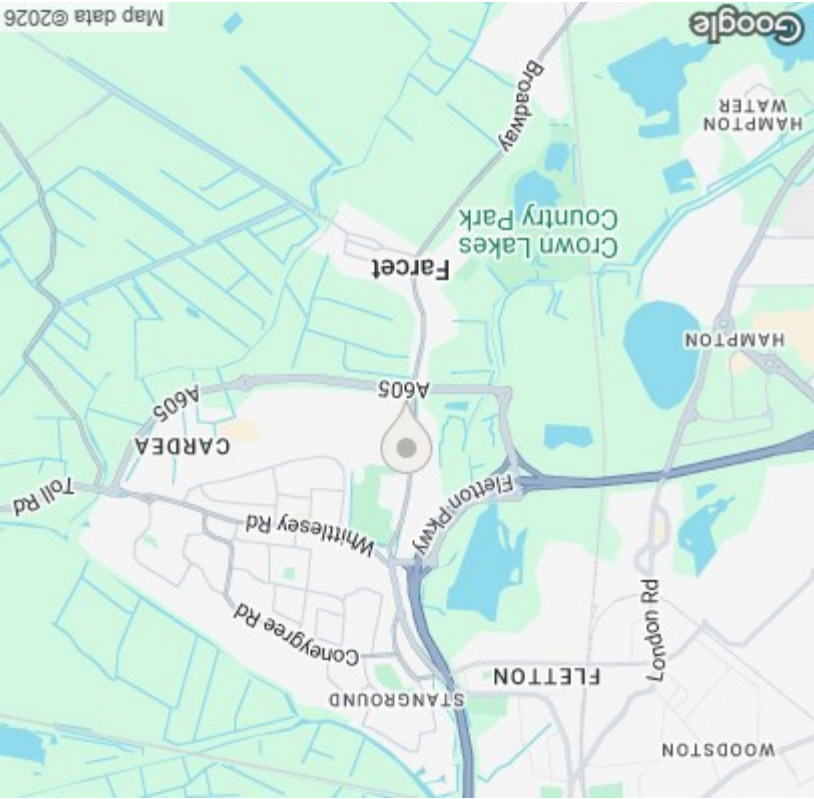
£150,000 - Freehold, Tax Band - A



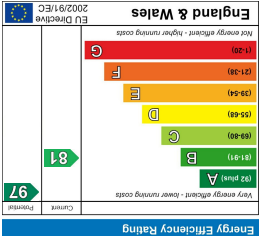
Floor Plan



Area Map



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.

Pandora Drive

Cardea, Peterborough, PE2 8HD

Set within a peaceful Cul-de-Sac in the popular Cardea development, this attractive one bedroomed terrace home offers well presented and thoughtfully arranged accommodation, making it an ideal choice for first time buyers, investors or those seeking a modern low maintenance home. Having been freshly decorated throughout and offered for sale with no forward chain, the property also benefits from allocated parking and excellent access to a range of local amenities.

The accommodation opens into an entrance hall with access to a useful downstairs WC and the impressive open plan kitchen, living and dining area, creating a bright and versatile space ideal for both everyday living and entertaining. To the first floor, the generous master bedroom is complemented by a well appointed bathroom and landing area. The property is further enhanced by its fresh presentation throughout, allocated parking and quiet Cul-de-Sac position, while the surrounding Cardea development provides convenient access to local shops, amenities, green spaces and transport links. An excellent opportunity to acquire a well maintained and conveniently located home with no onward chain.

Kitchen/Living/Dining Area
4.69 x 4.01 (15'4" x 13'1")

WC
1.83 x 0.94 (6'0" x 3'1")

Landing
0.99 x 0.93 (3'2" x 3'0")

Master Bedroom
4.72 x 2.99 (15'5" x 9'9")

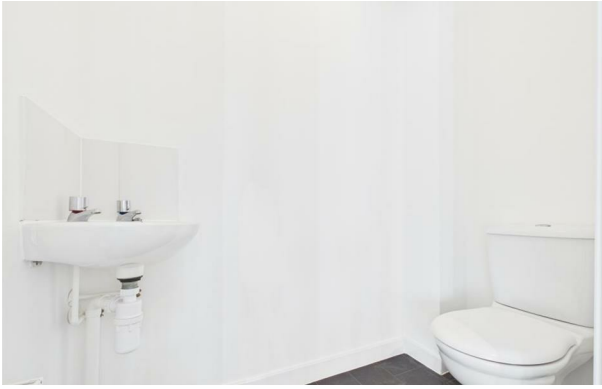
En-Suite To Master Bedroom
1.91 x 2.00 (6'3" x 6'6")

EPC - B
81/97

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: Yes
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: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, Three - Great, Vodafone - Great

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.