

Hercules Way, Cardea, Peterborough, PE2 8FQ.



Kitchen



Lounge/ Diner Aspect 1



Lounge/Diner Aspect 2



Bedroom



Ensuite

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
		82 82		65 85	

England & Wales EU Directive 2002/91/EC

Energy Performance Certificate

Draft details only may be subject to amendment  
 None of the statements/measurements in these particulars should be relied on as representations of fact.  
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Well presented two bedroom coach house in Cardea.

Hercules Way, Cardea, Peterborough, PE2 8FQ.

- IDEAL FIRST TIME BUYER/ INVESTMENT
- TWO BEDROOMS
- LOUNGE/DINER
- EN-SUITE
- GARAGE & OFF ROAD PARKING

£174,995



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### Entrance Hall

Front entrance door, stairs leading to first floor landing:

### Landing

Stairs from the ground floor entrance hall, Velux window to the rear, radiator, door to

**Lounge/Diner** 5.20m (17'1") x 3.35m (11')

UPVC double glazed window to front, double radiator, TV point, opening to:

**Kitchen** 3.37m (11'1") x 2.62m (8'7")

Fitted with a matching range of base and eye level units with worktop space over with drawers and stainless steel sink with single drainer and mixer tap, space for fridge, freezer, and washing machine, velux window to rear, radiator.

**Bedroom 1** 3.84m (12'7") x 3.06m (10'1")

UPVC double glazed window to front, radiator, TV point, door to:

**En-suite** 2.13m (7') x 2.06m (6'9")

Fitted with a three piece suite comprising tiled shower enclosure, pedestal wash hand basin, and WC, tiled splashback and shaver point, velux window to rear, single radiator.

**Bedroom 2** 3.23m (10'7") x 2.75m (9')

UPVC double glazed window to front, radiator.

**Bathroom** 2.13m (7') x 2.05m (6'9")

Fitted with a three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, velux window to rear.

### Outside

There is an integrated single garage on the ground floor with parking adjacent.

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- Call today to arrange your free valuation -

Floorplan



- To arrange a viewing, please call us 01733 202525 -