

Elena Road, Cardea, Peterborough PE2 8FJ



Lounge



Kitchen



Kitchen



Garden



Rear Aspect

| Energy Efficiency Rating | | | Environmental (CO ₂) Impact Rating | | |
|--|-----------|----|--|-----------|----|
| Current | Potential | | Current | Potential | |
| Very energy efficient - lower running costs (95-100) A (85-94) B (65-84) C (55-64) D (35-54) E (15-34) F 1-14 G Not energy efficient - higher running costs | | | Very environmentally friendly - lower CO ₂ emissions (100-100) A (80-99) B (60-79) C (40-59) D (20-39) E (1-19) F 0-19 G Not environmentally friendly - higher CO ₂ emissions | | |
| | | 74 | | | 99 |
| | | 62 | | | 85 |

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



Modern, semi-detached starter home in excellent condition.

Elena Road, Cardea, Peterborough PE2 8FJ

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- WELL PRESENTED
- GAS CENTRAL HEATING
- OFF ROAD PARKING

£169,500



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1424

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, radiator, stairs to first floor, door to:

Cloakroom

Fitted with two piece suite including W.C. and wash hand basin, radiator, uPVC window to front.

Kitchen 3.00m (9'10") x 1.90m (6'3")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated fridge/freezer, space for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood, uPVC double glazed window to front, wall mounted gas radiator heating boiler, skirting heater.

Lounge/Dining Room 4.42m (14'6") x 3.96m (13')

Under stairs storage cupboard, two radiators, telephone point, TV point, uPVC double glazed double doors to garden.

First Floor

Landing

Door to:

Bedroom 1 3.96m (13') max x 2.74m (9')

UPVC double glazed window to rear, fitted wardrobe, radiator, TV point.

Bedroom 2 3.96m (13') max x 2.57m (8'5") max

UPVC double glazed window to front, radiator, TV point.

Bathroom

Fitted with three piece suite comprising bath with shower over and screen, wash hand basin and WC, tiled splashbacks, extractor fan, uPVC double glazed window to side, radiator.

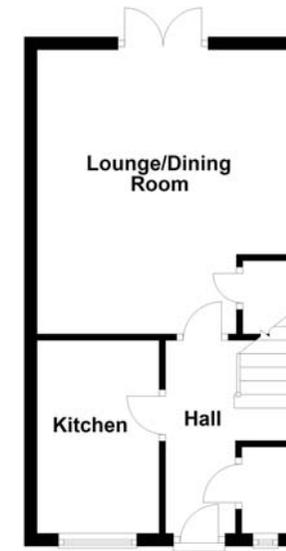
Outside

The front of the property provides parking. Side gated access to the enclosed rear garden which is laid to astroturf for ease of maintenance and a paved patio area.

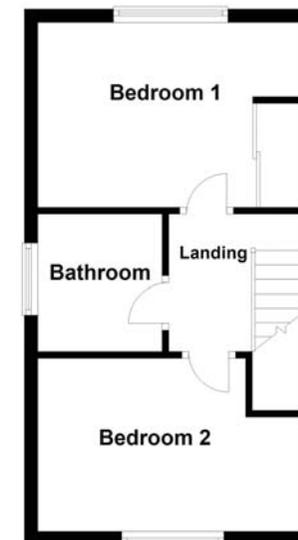
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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