



**FITZJOHN**  
SALES & LETTINGS

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## 42 Penelope Grove Cardea Peterborough PE2 8XP

Guide price £299,000



\*\*\* NO CHAIN \*\*\* A modern, well presented, semi detached home located on the popular development of Cardea benefiting from versatile accommodation over three floors. Accommodation comprises more fully; four bedrooms, master bedroom with en suite to second floor, two further double bedrooms, cloakroom to ground floor, kitchen diner and living room. Outside is an enclosed garden to the rear and a driveway providing off road parking leading to the single garage.



Entrance Hall 4.66m (15'3") max x 2.04m (6'8")

Cloakroom 1.67m (5'6") x 0.80m (2'7")

Lounge 5.05m (16'7") x 3.09m (10'2")

Kitchen/Dining Room 4.66m (15'3") x 2.91m (9'7")

First Floor Landing

Bedroom 3 3.70m (12'2") x 2.93m (9'7")

Bedroom 2 4.05m (13'3") x 2.91m (9'7")

Bedroom 4 3.09m (10'1") x 2.04m (6'8")

Family Bathroom 2.04m (6'8") x 2.04m (6'8")

Second Floor Landing

Bedroom 1 6.15m (20'2") x 5.05m (16'7")

En-suite 2.03m (6'8") x 1.92m (6'3")

#### OUTSIDE

Enclosed garden to rear with panelled fencing and laid to lawn. Driveway providing off road parking and single garage.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

