



FITZJOHN
SALES & LETTINGS

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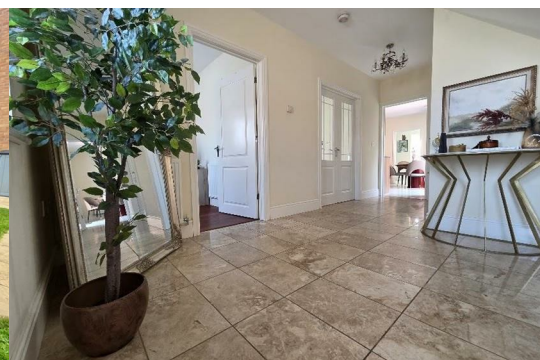


40 Libertas Drive Cardea Peterborough PE2 8FN

Guide price £399,995



Located on the popular development of Cardea is this detached family home. The property is within easy reach of local amenities and schools. Offering spacious living accommodation comprising; three reception rooms, four bedrooms, modern kitchen breakfast room with utility, two bathrooms, downstairs cloakroom, tiled and wooden flooring to ground floor, gas central heating and double glazing. To the rear is an enclosed garden with paved seating area ideal for entertaining space and a single garage. *** AN EARLY VIEWING IS RECOMMENDED ON THIS PROPERTY ***



Entrance Hall 5.18m (17') x 3.35m (11') Tiled flooring, Two windows to front, stairs to first floor, double doors to cupboards.

Living Room 5.18m (17') x 3.48m (11'5") Wooden Flooring, Bay window to front, patio door to rear garden.

Cloakroom 1.86m (6'1") x 1.02m (3'4") Fitted with a two piece suit, Radiator, Window to rear.

Study 3.51m (11'6") x 2.46m (8'1") Wooden flooring, Bay window to front, door to:

Dining Room 3.51m (11'6") max x 3.16m (10'4") Bay window to side.

Kitchen/Breakfast Room 3.93m (12'11") x 3.45m (11'4") Tiled flooring, Double doors to rear garden.

Utility 3.45m (11'4") x 1.85m (6'1") Door to rear garden.

First Floor Landing Fitted carpet, Access to loft, Window to front.

Bedroom 1 3.55m (11'8") x 3.17m (10'5") Wooden flooring, Window to front, window to rear.

En-suite Shower Room 1.91m (6'3") x 1.82m (6') Tiled flooring, Window to rear, door.

Bedroom 2 3.48m (11'5") x 3.06m (10'1") Fitted carpet, Two windows to side.

Bedroom 3 3.08m (10'1") x 2.60m (8'6") Fitted carpet, Window to side.

Bedroom 4 3.08m (10'1") x 2.48m (8'2") Fitted carpet, Window to front.

Family Bathroom 2.27m (7'5") x 1.91m (6'3") Tiled Flooring, Window to rear.

Outside:
Enclosed garden to rear with brick walling, laid to lawn and large paved sun patio with seating area.

*** 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

