



Daphne Grove, Cardea PE2 8SE

£235,000



*** GUIDE PRICE £235,000 - £245,000 *** Well presented, this three bedroom home is located on the sought after Cardea estate. With a new en-suite fitted, this home is an ideal first time purchase. Featuring 2 parking spaces, an entrance hall, cloakroom, lounge, kitchen/diner, 3 bedrooms with an en-suite to bedroom 1, family bathroom and garden. EPC Energy Rating - C/Council Tax Band- C".

ENTRANCE

Door to front, radiator and stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

LOUNGE

12' 0" (max) x 14' 3" (max) (3.66m x 4.34m) (approx) Window to front, understairs cupboard and radiator.

KITCHEN / DINER

15' 3" x 8' 9" (4.65m x 2.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven, four ring gas hob with extractor fan over, plumbing for a washing machine, space for a fridge/ freezer, wall mounted boiler and radiator. French door to rear, window to rear.

FIRST FLOOR

Loft access and cupboard.

BEDROOM 1

9' 5" x 11' 8" (max) (2.87m x 3.56m) 9' 5" (min) (2.87m) (approx) Window to front, overstairs cupboard and radiator.

ENSUITE

6' 4" x 5' 5" (1.93m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, walk in shower and heated towel rail. Window to front.

BEDROOM 2

9' 3" x 7' 6" (2.82m x 2.29m) (approx) Window to rear and radiator.

BEDROOM 3

7' 6" x 5' 6" (2.29m x 1.68m) (approx) Window to rear and radiator.

BATHROOM

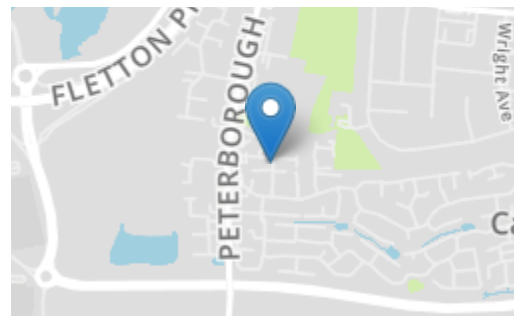
6' 1" x 5' 9" (1.85m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to side.

OUTSIDE

The front of the property has two parking spaces. The rear of the property has fencing laid to lawn and a patio area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

