



10 Penelope Grove, Cardea PE2 8XP

£250,000



*** BEAUTIFULLY PRESENTED THROUGHOUT *** " Modern and well presented, this 3 bedroom semi detached home is a fantastic first time buy opportunity. Featuring an entrance hall, WC, living room, kitchen/diner, 3 bedrooms with an en-suite to bedroom one, bathroom, garden and driveway for 2 cars. Viewings are highly recommended. EPC Energy Rating - B/Council Tax Band - C".

ENTRANCE

Door to front, radiator and stairs to first floor.

CLOAKROOM

3' 0" x 5' 4" (0.91m x 1.63m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

LIVING ROOM

12' 0" X 7' 8"(min) (3.66m x 2.34m) 14' 1"(max)(4.29m) (approx) UPVC double glazed window to front, cupboard and radiator.

KITCHEN

8' 7" x 15' 3" (2.62m x 4.65m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated oven four ring gas hob, integrated dishwasher, fridge/freezer and integrated washer/ dryer. Wall mounted boiler and radiator. French doors to rear, window to rear.

FIRST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

9' 7"(min) (2.92m) 12' 1"(max) x 9' 4" (3.68m x 2.84m) (approx) Window to front, cupboard and radiator.

ENSUITE

5' 3" x 6' 0" (1.60m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

BEDROOM 2

7' 5" x 9' 2" (2.26m x 2.79m) (approx) Window to rear and radiator.

BEDROOM 3

5' 8" x 7' 5" (1.73m x 2.26m) (approx) Window to rear and radiator.

BATHROOM

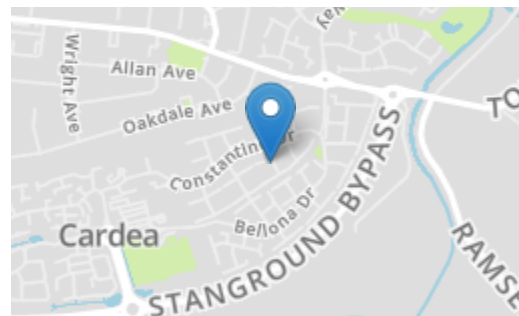
5' 9" x 6' 0" (1.75m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and heated towel rail. Window to side.

OUTSIDE

The rear of the property is mainly laid to lawn, paved patio area and decking area. There is also parking to the side of the property.

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		
Very energy efficient - lower running costs	Current	Potential
(92+)		97
A		
(81-91)		84
B		
(69-80)		
C		
(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		

