



47 LARES AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8GJ

£250,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*

Situated in a quiet enclave of the ever popular Cardea development this spacious and well presented town house with THREE DOUBLE BEDROOMS offers modern family living. The accomodation briefly comprises, ground floor cloakroom off the entrance hall, fitted kitchen breakfast room; to the first floor there is a spacious lounge and bedroom; on the second floor the master bedroom with ensuite, large second bedroom and family bathroom. The integral garage has been converted to offer further living accomodation and the gardens are maintenance free with access from the side gate; and to the front there is off road parking for two cars.

EPC Rating: C (78)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## ENTRANCE HALL

## CLOAKROOM

## KITCHEN BREAKFAST ROOM

4.77m x 2.80m (15' 8" x 9' 2")

## GARAGE CONVERSION

03.68m x 02.49m (12' 1" x 8' 2")

## 1st FLOOR

## LOUNGE

4.77m x 4.570m (15' 8" x 15' 0")

## BEDROOM 3

3.040m x 2.72m (10' 0" x 8' 11")

## 2nd FLOOR

## BEDROOM 2

4.57m x 3.110m (15' 0" x 10' 2")

## FAMILY BATHROOM

2.080m x 1.710m (6' 10" x 5' 7")

## BEDROOM 1

4.020m x 2.79m (13' 2" x 9' 2")

## ENSUITE SHOWER ROOM

1.820m x 1.71m (6' 0" x 5' 7")

## OUTSIDE

FRONT: driveway with gravelled area to one side for additional parking

REAR: low maintenance garden with gate side access

GARAGE: converted with storage at the front accessed from the up and over door.