



**Hercules Way, Cardea, Peterborough PE2 8FQ**

**£180,000**



\*\*\* TENANTS IN SITU \*\*\* " Well presented throughout, this 2 bedroom coach house currently has a tenant in situ paying £925 – Tenancy ending 01-06-2026. There is a garage and parking space outside of the property. Inside, you will find an entrance space with stairs to 1st floor, a spacious living area, kitchen, 2 bedrooms with an en-suite to bedroom one and an additional bathroom. Council Tax Band - B / EPC Energy Rating - C "

- ENTRANCE**

Door to front and stairs to first floor.
- LANDING**

Window to rear, radiator and cupboard.
- LIVING ROOM**

11' 0" (min) (3.35m) 14' 3" (max) x 17' 2" (4.34m x 5.23m) (approx) UVPC window to front and radiator.
- KITCHEN**

10' 7" x 8' 3" (3.23m x 2.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, 4 ring gas hob and oven, sink with mixer tap, space for undercounter fridge, space for undercounter freezer and space for undercounter washing machine. Window to rear.
- BEDROOM ONE**

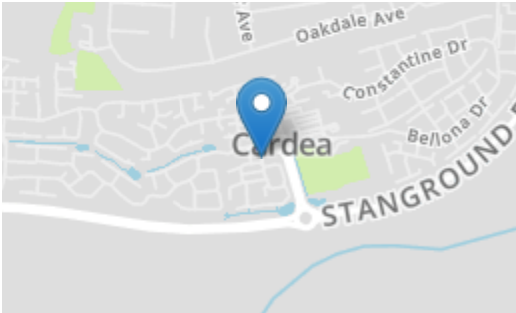
12' 6" x 10' 0" (3.81m x 3.05m) (approx) UVPC window to rear and radiator.
- EN-SUITE**

6' 7" x 6' 9" (2.01m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear and radiator.
- BEDROOM TWO**

5' 6" (min) (1.68m) 8' 8" (max) x 10' 6" (max) (2.64m x 3.20m) 6' 8" (min) (2.03m) (approx) Window to front and radiator.
- BATHROOM**

6' 9" x 6' 7" (2.06m x 2.01m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to rear and radiator.
- GARAGE**
- 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+) <b>A</b>		91
(81-91) <b>B</b>		
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

