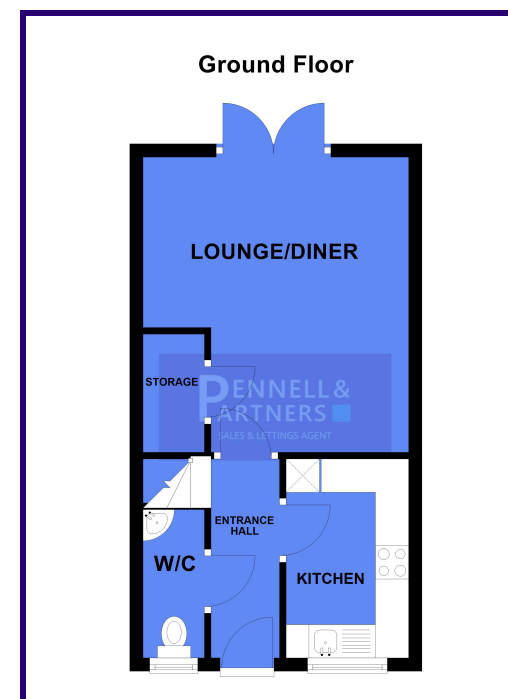




2 FELIX CLOSE, STANGROUND SOUTH, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8SB

£200,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

To the front of the property, the well-proportioned kitchen is both functional and stylish, featuring built-in appliances and ample worktop and storage space, making it a great space for preparing meals and entertaining.

The ground floor also benefits from a convenient downstairs w/c.

At the rear of the home, the generous lounge/diner spans the full width of the property. This bright and open space benefits from French doors that lead directly out to the rear garden, creating a seamless indoor-outdoor flow and allowing natural light to pour in.

Upstairs, the first floor comprises two spacious double bedrooms, both well presented and offering flexibility for sleeping arrangements, home office setups, or guest accommodation.

The modern family bathroom includes a bath with shower over, a wash basin, and WC—all finished in contemporary style.

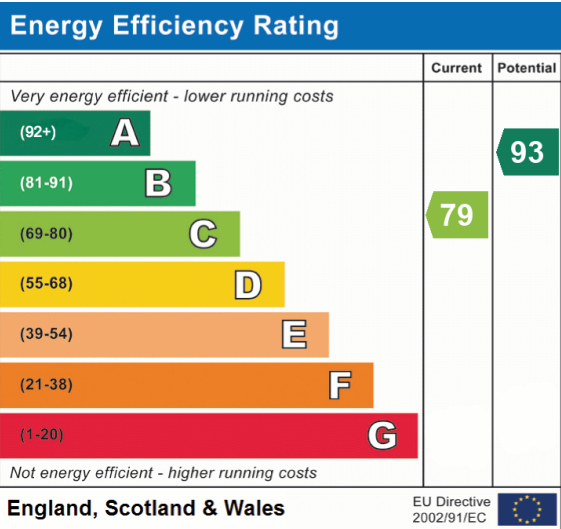
Externally, the property continues to impress. The rear garden is a fantastic space for relaxing or entertaining, featuring a raised decking area, lawn, and paved patio—perfect for summer gatherings, BBQs, or simply enjoying the sunshine.

To the front, the property benefits from allocated parking for two cars .

Located in the thriving community of Cardea, the home is close to local amenities, schools, parks, and excellent transport links to Peterborough city centre and surrounding areas.

Whether you're a first-time buyer looking for a ready-to-move-in home, or an investor seeking a turnkey opportunity with the potential of a tenant already in place, this property offers great value and flexibility.

EPC Rating: C (79)



GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS W/C

0.923m x 1.667m (3' 0" x 5' 6")

KITCHEN

1.843m x 2.991m (6' 1" x 9' 10")

LOUNGE/DINER

4.438m x 3.981m (14' 7" x 13' 1") MAX

FIRST FLOOR

MASTER BEDROOM

4.034m x 2.757m (13' 3" x 9' 1")

BATHROOM

1.899m x 2.041m (6' 3" x 6' 8")

BEDROOM TWO

3.969m x 2.561m (13' 0" x 8' 5") MAX

OUTSIDE

FRONT GARDEN
ALOCATED PARKING
DRIVEWAY
PATH TO DOOR

REAR GARDEN
LAID TO LAWN
RAISED DECKING
ENCLOSED WITH FENCING