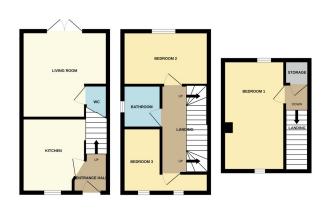## 7 Linus Grove, Cardea PE2 8FX   £240,000

*** PERFECT 1ST TIME BUY! *** '' Located in the popular development of Cardea, this three storey, end of terrace home is ideal for a growing family or first time buyer. Featuring an entrance, open plan kitchen/living space, WC, 2 bedrooms on the middle floor with a bathroom, and bedroom 1 on the entire top floor! Outside there is parking.

Linus Grove is located within close proximity to a number of local amenities, local schools, Morrisons and is also within a short drive to Peterborough's City Centre, A1 North & South and train station. Council Tax Band - C / EPC Energy

ENTRANCE
5' 1" (max width) (1.55m) (approx) Door to front, radiator and stairs.

KITCHEN
8' 9" (not including understairs) x 10' 5" (max) (2.67m x 3.17m) (approx) Fitted with a range of base and eye level units with work surfaces over, breakfast bar, 4 ring gas hob, oven, sink unit with mixer tap, space for freestanding fridge / freezer, wall mounted boiler, space for washing machine and under stairs storage space. Window to front. Open into:

DINING ROOM
12' 2" x 12' 1" (max) (3.71m x 3.68m) (approx) French doors to rear and two radiators.

W/C
2' 9" x 4' 9" (0.84m x 1.45m) (approx) low level W/C, wash hand basin and radiator.

FIRST FLOOR
Stairs to second floor.

BEDROOM TWO
7' 7" x 12' 1" (2.31m x 3.68m) (approx) Window to rear and radiator.

BATHROOM
5' 6" x 5' 9" (1.68m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear.

BEDROOM THREE
5' 5" (min) (1.65m) 11' 8" (max) x 7' 7" (max) (3.56m x 2.31m) 2' 9" (min) (0.84m) (approx) Two windows to front and radiator. L-shaped room.

SECOND FLOOR
Cupboard.

BEDROOM ONE
8' 9" x 15' 7" (2.67m x 4.75m) (approx) Two slanted windows to front, one slanted window to rear and radiator.

OUTSIDE
Two parking spaces.

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		
(92+) A		95
(81-91) B	82	
(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

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