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Tempestes Way, Peterborough
£245,000

3 bedroom semi-detached house for sale

Three bedroom, semi-detached, home offered for sale in the popular development of Cardea, which is ideally located in Stanground. Stanground is set on the outskirts of Peterborough City Centre and boasts a range of local amenities to include, schools, doctors, supermarkets, takeaways and public transport links.

The home offers a good sized kitchen, diner and living room. The kitchen diner is fitted with a range of modern base and eye level units and boasts patio doors leading out onto the rear garden. The lounge benefits from dual aspect windows to include a large bay window looking out onto both the front and rear of the home. There is also a generous sized entrance hallway and downstairs W.C.

Upstairs you will find three bedrooms, to include a master bedroom complete with ensuite shower room. There is also a three piece family bathroom suite and a further two bedrooms.

Outside there is a good sized rear garden and tandem parking for up to two vehicles.

Measurements:

Living Room: 5.3m x 3.5m (17'4" x 11'7")

Kitchen/Diner: 5.3m x 3.2m (17'4" x 10'6")

Master Bedroom: 5.3m x 3m (17'4" x 9'10")

Bedroom Two: 3.4m x 2m (11'2" x 6'9")

Bedroom Three: 3.1m x 2.4m (10'2" x 7'10")



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 84 | 84 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.