



## Pandora Drive Peterborough, PE2 8HD

Stylish One Bedroom End Terraced Freehold Home | Open-Plan Living | Driveway Parking to Front | Ideal First-Time Purchase or Investment

Situated within the ever-popular Cardea development, this well-presented one-bedroom freehold home offers modern, low-maintenance living and represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

£150,000

# Pandora Drive

Peterborough, PE2 8HD



- One Bedroom Freehold House
- Popular Cardea Development
- Spacious Open-Plan Kitchen/Living Area
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Generous Double Bedroom
- Allocated Off-Road Parking Space
- Ideal First-Time Buy or Investment Opportunity
- Please see attached Key Facts for Buyers for Material Information Disclosures

## Kitchen/Living Room

15'5" x 13'2" (4.70m x 4.01m)

## Bathroom

6'3" x 6'5" (1.91m x 1.96m)

## Cloakroom

6'1" x 3'1" (1.85m x 0.94m)

## Allocated Off Road Parking Space

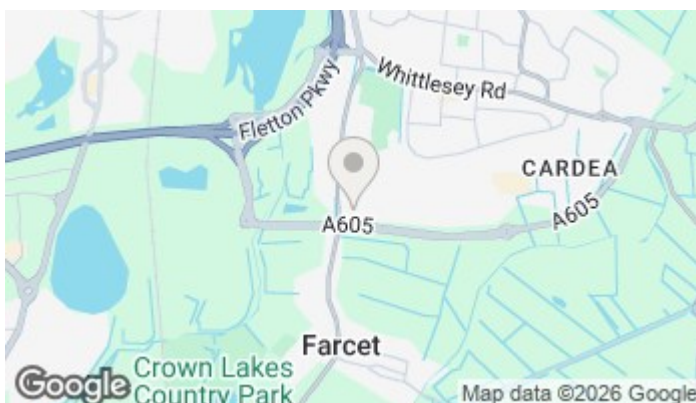
For 1 Vehicle

## Landing

3'2" x 2'11" (0.97m x 0.89m)

## Bedroom

15'5" x 9'8" min (4.70m x 2.95m min)

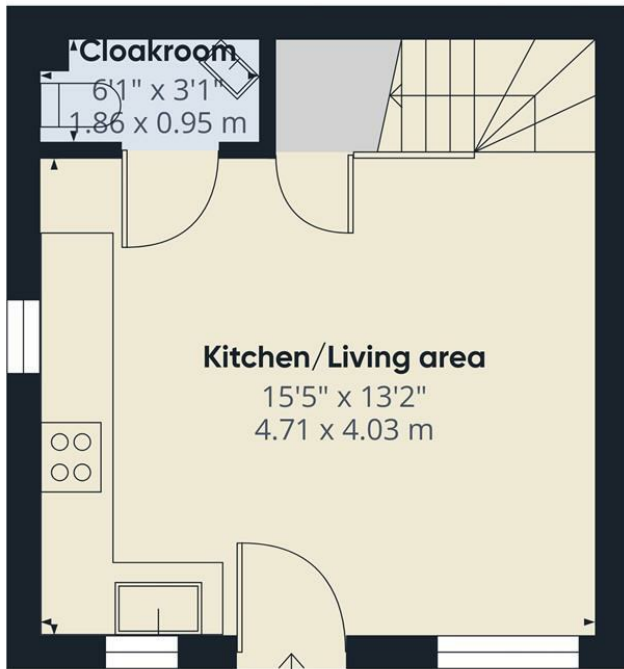


## Directions

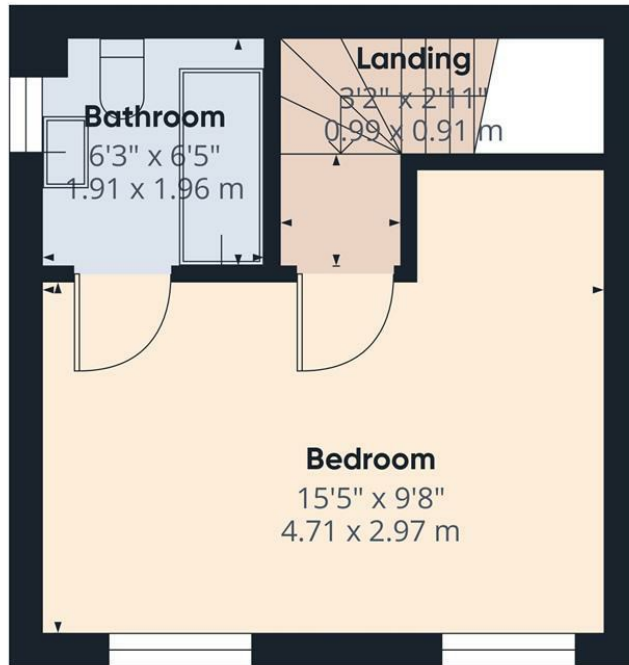
Please use postcode PE2 8HD for Sat-Nav assistance



# Floor Plan



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
479 ft<sup>2</sup>  
44.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>95</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>79</b>               |           |
| (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 &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |