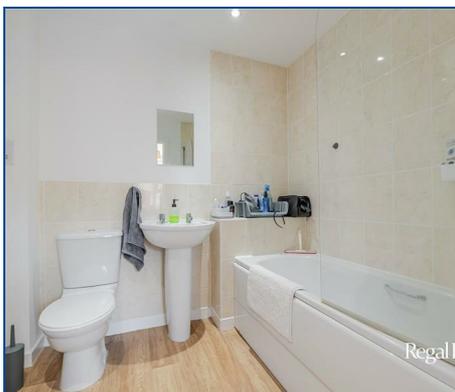


Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



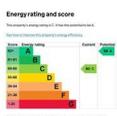
**Libertas Drive, Cardea, Peterborough, PE2 8FN**  
**Price £150,000**  
**Freehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*CLOSE TO LOCAL AMENITIES\* NO CHAIN\***

Regal Park are pleased to offer this well presented 1 Bedroom House in the popular location of Cardea. The property is an ideal first time or investment purchase and is situated close to local amenities and comprises; OPEN PLAN LIVING AREA WITH FITTED KITCHEN, CLOAKROOM, BEDROOM WITH EN-SUITE & BUILT IN WARDROBES.

There is allocated parking.  
Viewings Highly Recommended.  
No chain.

EPC: C



### Ground Floor

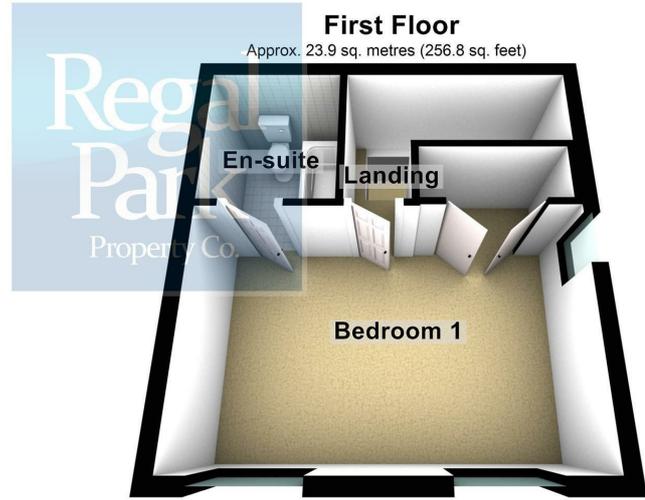
Approx. 23.9 sq. metres (257.2 sq. feet)



Total area: approx. 47.7 sq. metres (514.0 sq. feet)

### First Floor

Approx. 23.9 sq. metres (256.8 sq. feet)



#### Living Area

16'5" x 12'1" (5.00m x 3.68m)

#### Cloakroom

#### Stairs and Landing

#### Bedroom 1

16'7" x 9'7" (5.05m x 2.92m )

#### En-suite

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733

560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.