



North Street, Stilton PETERBOROUGH PE7 3RP

welcome to

North Street, Stilton PETERBOROUGH

- Lounge, sitting room
- Breakfast room, kitchen
- Bathroom, wc
- Two double bedrooms
- Popular non estate location

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£260,000

view this property online williamhbrown.co.uk/Property/YXZ109845

Sitting Room

12' 11" x 10' 3" (3.94m x 3.12m)
Window to the front, radiator, range of exposed beams, log burner inset into fire place.

Lounge

13' 3" x 10' 2" (4.04m x 3.10m)
Window to the front, radiator, range of exposed beams,

Breakfast Room

11' 1" x 9' 4" (3.38m x 2.84m)
Window & door to the rear, radiator, limestone flooring.

Kitchen

11' 1" x 6' 8" (3.38m x 2.03m)
Two windows to the rear, sink drainer set into work surfaces with cupboards & drawers below. Fitted oven, hob & dishwasher, plumbing for washing machine, fridge freezer space, gas central heating boiler.

Wc

Frosted window to the side, close coupled wc, hand wash basin.

Bathroom

Window to the rear, radiator, close coupled wc, hand wash basin, panel bath.

First Floor Bedroom 1

13' 4" x 9' 4" (4.06m x 2.84m)
Window to the front, radiator, built in wardrobe, vaulted ceilings.

Bedroom 2

12' 10" x 10' 5" (3.91m x 3.17m)
Window to the front, radiator, vaulted ceiling.

Outside The Property

The rear garden offers a paved patio and is laid to lawn.

An established, Grade 2 listed cottage, believed to date from the early 1800's and originally comprising of a pair of smaller cottages which is set in a pleasant non estate location in this ever popular Village. This home provides deceptively spacious accommodation along with a wealth of character features internally, to include many exposed beams and vaulted ceilings to the first floor along with a pleasant garden to the rear. Stilton is a popular Village set along the old course of the A1, just to the south of Peterborough & close by to Yaxley. The well supported local amenities include: Village Store / Post Office, Public Houses, Restaurants, Schooling and proximity to walks in the Countryside in addition to the main line rail links available from Peterborough or Huntingdon. Excellent road links are also available via the A1M & nearby A14.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Property Ref:

YXZ109845 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk