

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



North Street, Stilton, Peterborough, PE7 3RP
Offers in excess of £200,000
Freehold

POPULAR VILLAGE LOCATION* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *NO CHAIN

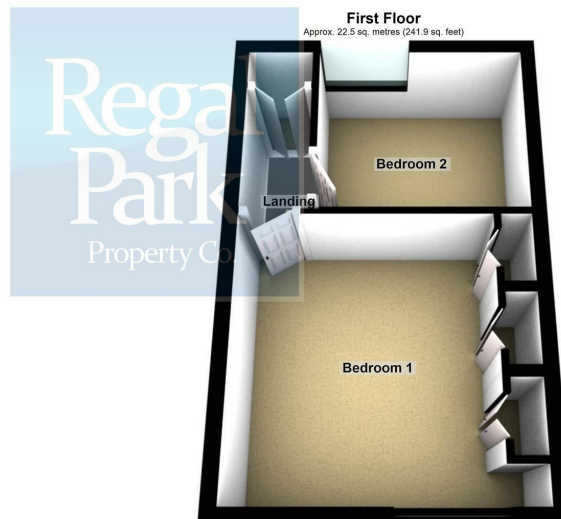
Regal Park are pleased to offer this well presented 2 Bedroom Terrace Cottage in the popular village location of Stilton. The property is situated close to local amenities and is within easy access to A1 and comprises; Lounge, Dining Room, Kitchen, Bathroom, 2 Bedrooms.

There is an enclosed low maintenance rear garden.
 Viewings Highly Recommended.
 No Chain.

EPC Rating: D

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Lounge

11'11" x 12'5" (3.63m x 3.78m)

UPVC double glazed window to front, open fire, double radiator, laminate flooring, telephone point, TV point, three wall lights, open to:

Dining Room

7'10" x 9'9" (2.39m x 2.97m)

Double radiator, laminate flooring, under-stairs storage cupboard, stairs, open to:

Kitchen

11'2" x 7'6" max (3.40m x 2.29m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for under counter fridge and freezer, fitted electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, two uPVC double glazed windows to side, double radiator, laminate flooring, uPVC double glazed door to side, uPVC obscure double glazed window to side, door to:

Bathroom

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap and shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Landing

Fitted carpet, cupboard with wall mounted boiler, door to:

Bedroom 1

11'7" x 12'1" (3.53m x 3.68m)

UPVC double glazed window to front, radiator, laminate flooring, three built-in double wardrobes.

Bedroom 2

7'9" x 9'4" (2.36m x 2.84m)

UPVC double glazed window to rear, radiator, fitted carpet, two wall lights, access to loft with pull down metal ladder.

Outside

The rear garden has a patio area, laid to gravel, outside tap, outside power socket, gated rear access.

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.