

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

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



Manor Road, Stilton, Peterborough, PE7 3XA
Price £250,000
Freehold

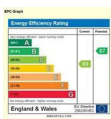
POPULAR VILLAGE LOCATION* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

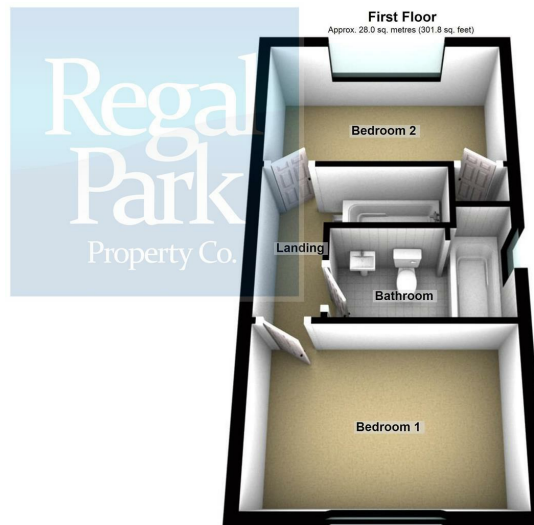
Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular village location of Stilton. The property is ideal for First Time Buyers and is close to local amenities and is within easy access to A1. The property comprises; Entrance Porch, Lounge, Kitchen, Dining Area, 2 Bedrooms and a Bathroom.

There is a Driveway to the side providing off road parking and good size rear garden.

Viewings Highly Recommended.

EPC Rating: C





Porch

Wall mounted heater, laminate flooring, door to:

Lounge

13'7" x 12'3" max (4.14m x 3.73m max)

UPVC double glazed bow window to front, log effect electric fire with surround and Honeywell remote controlled system, radiator, laminate flooring, telephone point, TV point, stairs, open plan to:

Kitchen

12'3" x 6'11" (3.73m x 2.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted boiler, plumbing for slimline dishwasher, plumbing for washing machine, space for fridge and freezer, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, radiator, laminate flooring, open plan to:

Dining Area

10'11" x 11'10" (3.33m x 3.61m)

Laminate flooring, uPVC double glazed windows, uPVC double glazed french double doors to garden.

Landing

Fitted carpet, door to:

Bedroom 1

8'5" x 12'5" (2.57m x 3.78m)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 2

7'0" x 12'5" (2.13m x 3.78m)

UPVC double glazed window to rear, radiator, fitted carpet, over-stairs storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over, wash hand basin with cupboards under and WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

Outside

There is a Driveway to the side providing off road parking for 2 cars. There is an outside tap to the front.

The rear garden has a patio area, lawn area, summerhouse, four sheds, mature flowers and trees, outside socket, gated access to front.

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.