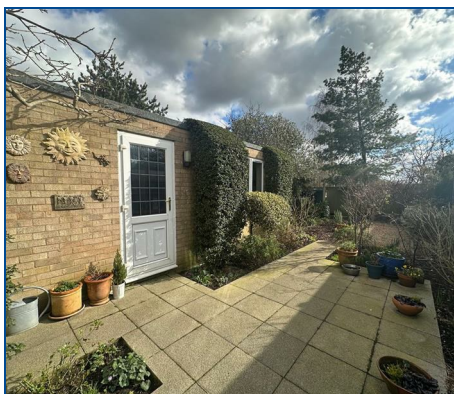


Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

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



## Mill Road, Stilton, Peterborough, PE7 3XY

**Price £250,000**

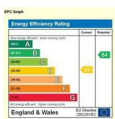
**Freehold**

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

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular Village location of Stilton. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, open plan Kitchen/Dining/Family Room. The first floor has 3 Bedrooms and a Shower Room.

There is a Driveway to the front providing off road parking, leading to a Single Garage and enclosed good size rear garden.

Viewings Highly Recommended.





#### Entrance Hall

Radiator, tiled flooring, storage cupboard, stairs, door to:

#### Lounge

16'4" x 10'10" max (4.98m x 3.30m max)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, double door to:

#### Kitchen

11'6" x 5'10" (3.50m x 1.77m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, wall mounted concealed boiler, plumbing for washing machine, space for fridge, fitted eye level electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side, tiled flooring, open plan to:

#### Dining Area

11'7" x 7'8" (3.53m x 2.34m)

Radiator, tiled flooring, under-stairs storage cupboard, open plan to Family Room.

#### Family Room

10'1" x 7'9" (3.07m x 2.36m)

Double radiator, tiled flooring, uPVC double glazed french double doors to garden.

#### Landing

Fitted carpet, storage cupboard with hot water cylinder, door to:

#### Bedroom 1

8'5" x 12'0" (2.57m x 3.66m)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s) with sliding doors.

#### Bedroom 2

9'1" x 8'4" (2.77m x 2.54m)

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

#### Bedroom 3

9'2" x 5'4" (2.79m x 1.62m)

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

#### Shower Room

Fitted with three piece suite comprising tiled shower cubicle with fitted shower over, wall mounted wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

#### Outside

There is a long Driveway to the side providing off road parking, leading to a Tandem Length Garage with side personnel door.

The rear garden has a patio area, gravel areas, soft bark area, mature flowers and trees, gated side access. Oil fired central heating tank.

\*The vendor has estimated the costs for the oil to be topped up is between £700 - £800 per annum, payable half yearly\*

#### 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.