



22 Elton Road, Wansford, Stamford, PE8 6JD

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Grade II listed character property
- Renovated to a high level
- Kitchen with a wealth of modern units
- Modern three piece shower room
- Two double bedrooms
- Landscaped rear garden
- Versatile outbuilding
- No onward chain
- EPC Rating E
- Freehold

£269,000





Charming two bedroom grade II listed property situated in the popular village of Wansford, with local amenities on your doorstep. The property has been renovated to a high level throughout and boasts a spacious living room, modern kitchen, modern shower room, two double bedrooms, landscaped rear garden and a handy outbuilding which is currently being used as a utility room.

The property is arranged over two floors, entering via the large living room with open fireplace. A doorway from the living room leads into the kitchen with a wealth of modern units and a handy storage cupboard underneath the stairs. A rear hallway has another storage cupboard and access into the three piece modern shower room. To the first floor, the landing connects two well balanced double bedrooms.

Outside to the front an inset footpath leads to front door accompanied by a low maintenance garden. The rear garden has been landscaped with a patio seating area, decking area with pergola and a further hidden garden to the rear with an outbuilding. In the middle of the garden is a brick built outhouse which has been converted into a handy utility room.



Living room 4.57m x 3.73m (15'0" x 12'2")

Kitchen 4.57m x 2.36m (15'0" x 7'8")

Rear hall 1.22m x 0.89m (4'0" x 2'11")

Shower room 1.88m x 1.65m (6'2" x 5'5")

Landing 0.97m x 0.76m (3'2" x 2'6")

Bedroom one 4.57m x 3.73m (15'0" x 12'2")

Bedroom two 3.66m x 2.44m (12'0" x 8'0")

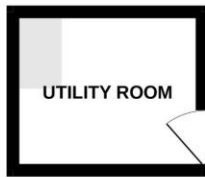
Outbuilding 2.82m x 2.24m (9'4" x 7'4")

Agent note 0.00m x 0.00m (0'0" x 0'0")

Disclaimer - these are previous photos when the property was tenanted. The property is empty now and some of the flooring has changed, outbuilding does not have a shower section in it, some walls have been freshly re plastered and the pergola has been removed.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

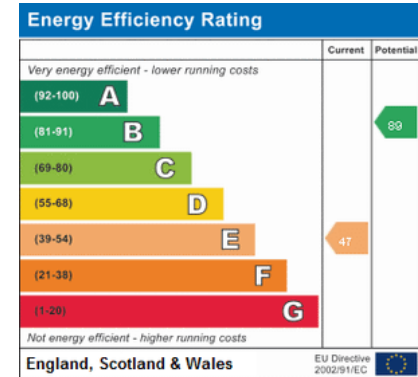


1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Huntingdon District Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.