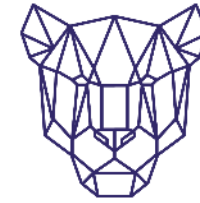


Bedford House, 2 Riverside Spinney, Wansford, Peterborough, PE8 6LF

Guide Price - £475,000



PANTERA
PROPERTY



Bedford House, 2 Riverside Spinney, Wansford,
Peterborough, PE8 6LF

£475,000

- Link-Detached House.
- Vacant Possession.
- Four bedrooms and ensuite to the master bedroom.
- Driveway and double garage.
- No Onwards Chain.
- River views.

Contacts:

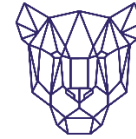
To enquire about this property or for further information, please get in touch with:

George Strachan

0330 118 6610

george@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars: (b) inspect the property and the neighbouring area; (c) ensure that any interns expressed to be included are available and in working order: (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



PANTERA
PROPERTY

DESCRIPTION

Pantera Property offer to the market a four-bedroom link-detached house, providing a driveway, double garage and garden leading to the riverside.

The property offers a reception room, dining room, kitchen, conservatory and WC to the ground floor and to the first floor, the house bathroom, four bedrooms and one ensuite.

LOCATION

The property is located in Wansford, on Riverside Spinney, which can easily be accessed off Peterborough Road. Specifically, the property is situated just off the River Nene. The property is within walking distance of the village which provides a local pub and post office.

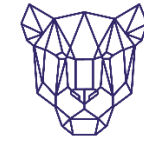
VIEWINGS

Please call George at Pantera Property for viewing arrangements.



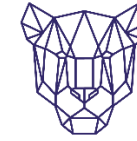
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





PANTERA
PROPERTY





**PANTERA
PROPERTY**

Riverside Spinney, Wansford, Peterborough, PE8

Approximate Area = 1836 sq ft / 170.5 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 2177 sq ft / 202.1 sq m

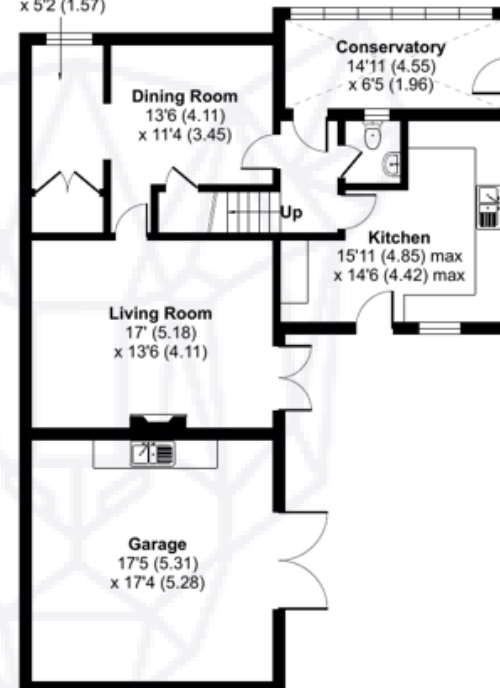
For identification only - Not to scale



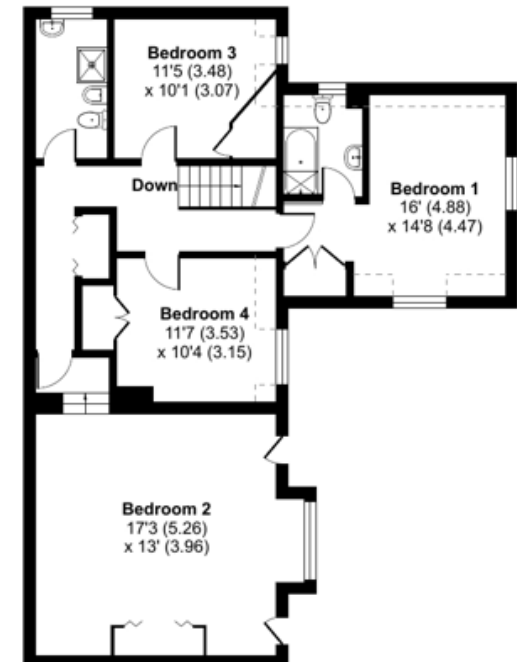
Denotes restricted
head height



Store
10'4 (3.15)
x 5'2 (1.57)



GROUND FLOOR



FIRST FLOOR